



**Premier
Properties**
Perth



Muckhart Cottage Muckhart Road, Perth, PH2 0RL

Fixed Asking Price £168,000



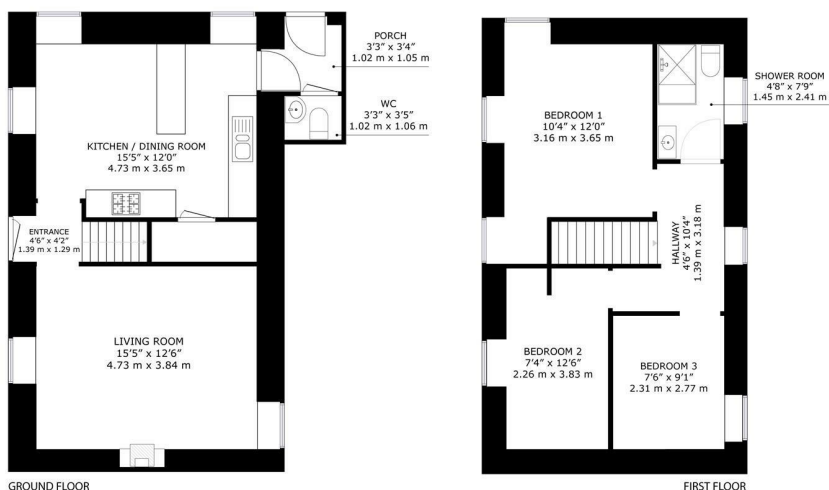
Set over two levels, the accommodation comprises a welcoming entrance hall, a generous living room complete with a charming wood-burning stove, and a modern kitchen/diner offering ample space for both informal and formal dining. The ground floor is further complemented by a convenient W.C. Upstairs, the property boasts three well-proportioned bedrooms and a stylish, contemporary family bathroom.

Externally, the property benefits from on-street parking to the front, along with access to well-maintained communal garden grounds.

Early viewing is highly recommended to fully appreciate the character and appeal of this delightful home.

- 3 spacious bedrooms
- 1 modern bathroom
- Cosy reception room
- Close to local amenities
- Easy access to transport
- Ideal for families
- Charming village setting
- Viewing recommended

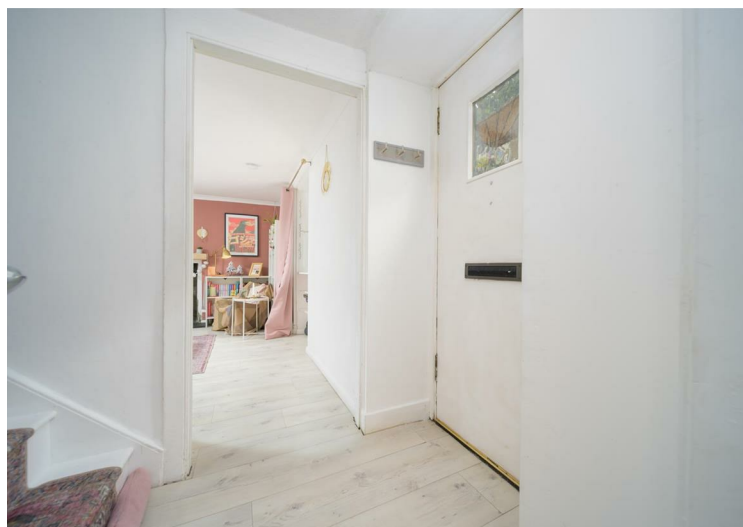
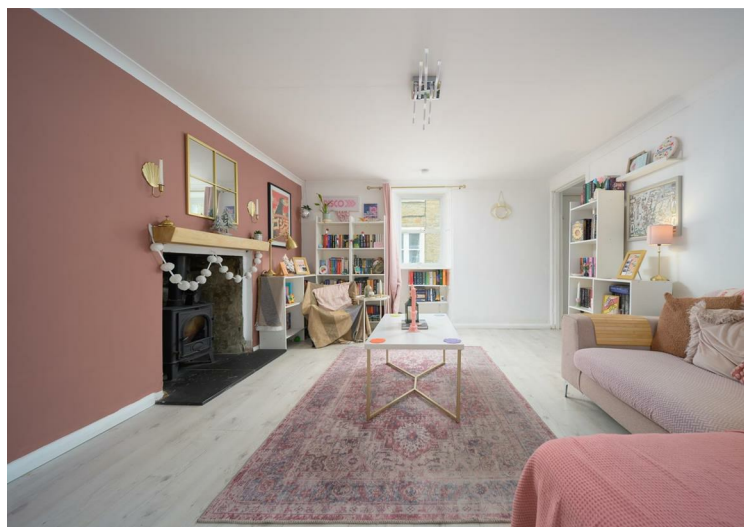
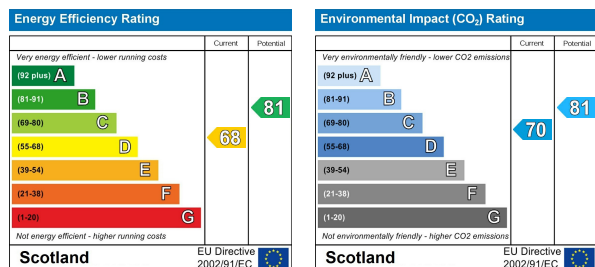




Muckhart Cottage, Muckhart Road Dunning, PH2 0RL

GROSS INTERNAL AREA
GROUND FLOOR: 465 sq. ft./43.2 m², FIRST FLOOR: 414 sq. ft./38.5 m²
TOTAL: 879 sq. ft./81.7 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

45 King Street, Perth, PH2 8JB

T. 01738 44 22 55 | E. sales@premierpropertiesperth.co.uk

www.premierpropertiesperth.co.uk