



**Premier
Properties**
Perth



Primrose Cottage Main Street, Perth, PH2 6EZ Offers Over £242,500

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from off road parking, private garden, gas central heating & double glazing. This property would suit a variety of buyers.

The accommodation is in walk-in condition comprising: GROUND FLOOR: Light Entrance Hall, Bright & Spacious Lounge featuring Flagstone Fireplace, Modern, Stylish Kitchen/Diner, Utility Room, Double Bedroom, Single Bedroom/Dining Room and Bathroom with WC. The Fridge-Freezer will be included in the sale.

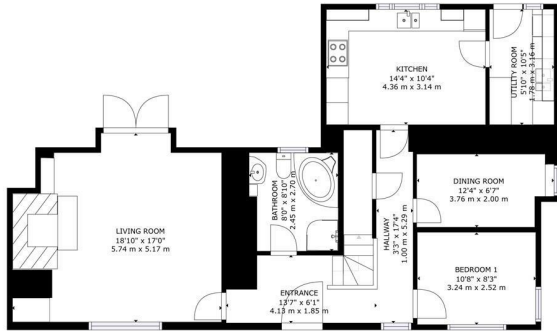
FIRST FLOOR: Landing, Two Bedrooms and WC.

The property benefits from Gas Central Heating and Double Glazing throughout.

Externally, there is garden ground to the front, side and rear of the property. There is a dwarf stone garden retaining wall at the rear together with a timber decked area. The property further benefits from a garden shed providing extra storage along with a single garage located to the rear, accessed via a shared, private drive. There is off street parking to the front.

The village of Balbeggie enjoys a very accessible position within Perthshire, both for the commuter and for the modern family looking to be within close proximity of local amenities. The village offers a local pub, convenience store and the reputable Balbeggie Primary School. Further afield there are plenty of shops, restaurants and schools found in the larger village of Scone just a couple of miles away, as well as all High Street shopping found in Perth City Centre just seven miles South West of Balbeggie.

- Double Glazing
- Central Heating
- Private Garden
- Fireplace
- Move In Condition
- Utility Room
- Garage
- Off Street Parking
- Village Location



FLOOR 1

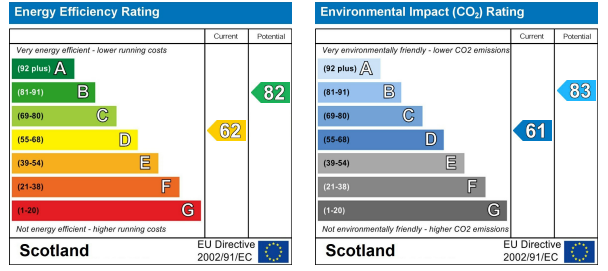


FLOOR 2



Primrose Cottage, Main Street, Balbeggie, PH2 6EZ

GROSS INTERNAL AREA
 FLOOR 1: 995 sq. ft./92 m², FLOOR 2: 380 sq. ft./35 m²
 EXCLUDED AREAS - REDUCED HEADROOM BELOW 1.5M: 23 sq. ft./2 m²
 TOTAL: 1375 sq. ft./128 m²
SIZES AND DIRECTIONS ARE APPROXIMATE. ACTUAL MAY VARY.



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