



Station Cottage , PH2 9BS

Offers Over £185,000



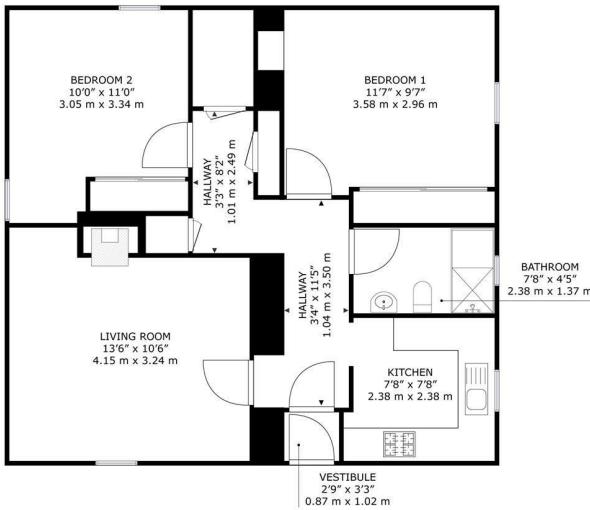
The property is set over a single level and comprises a welcoming entrance hall, a cosy living room featuring a wood-burning stove, a modern kitchen with integrated appliances, two well-proportioned double bedrooms offering excellent storage, and a well-appointed bathroom.

Externally, the property benefits from off-street parking to the front. The fully enclosed garden grounds are mainly laid to lawn and include a patio area, providing the perfect space for relaxation and seclusion during the summer months. A substantial outbuilding offers excellent versatility and is ideal for use as a workshop or additional storage, and is currently utilised as a games room.

Forteiot is a charming and historic village set in the heart of rural Perthshire, positioned on the south bank of the River Earn and within easy reach of both Perth and the attractive village of Dunning. The area offers a tranquil countryside lifestyle with beautiful open landscapes on the doorstep, while Perth provides a wide range of amenities including shops, cafés, schools, cultural attractions and excellent transport links.

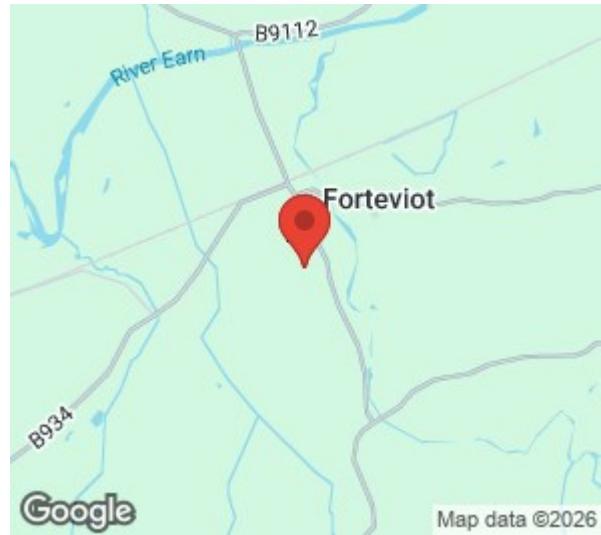
Properties of this nature are rarely available, and early viewing is highly recommended to fully appreciate the accommodation and setting on offer.

- Charming 2-bedroom cottage
- Modern bathroom
- Ideal for small families
- Peaceful village setting
- Close to local amenities
- Perfect for nature lovers
- Easy access to transport
- Viewing highly recommended



Station Cottage, Forteviot, PH2 9BS

GROSS INTERNAL AREA
TOTAL: 550 sq.ft, 51.1 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



| Energy Efficiency Rating | |
|---------------------------------------------|-------------------------|
| Very energy efficient - lower running costs | Current Potential |
| (F2 plus) A | 90 |
| (B1-91) B | |
| (69-80) C | |
| (55-64) D | 56 |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| Scotland | EU Directive 2002/91/EC |

| Environmental Impact (CO ₂) Rating | |
|-----------------------------------------------------------------|-------------------------|
| Very environmentally friendly - lower CO ₂ emissions | Current Potential |
| (F2 plus) A | 76 |
| (B1-91) B | |
| (69-80) C | |
| (55-64) D | 59 |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not environmentally friendly - higher CO ₂ emissions | |
| Scotland | EU Directive 2002/91/EC |



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 firms 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