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4 Birnam Terrace  
Birnam  
Dunkeld  
PH8 0DR

Offers over  
**£160,000**





This spacious ground floor two-bedroom apartment is situated in the highly sought-after residential village of Birnam, located on the picturesque south bank of the River Tay, directly opposite the historic village of Dunkeld.

The accommodation comprises a welcoming hallway, a generously sized lounge, a well-appointed kitchen, two bedrooms and a wetroom. Please note the white goods are not included in the sale.

Additional benefits include gas central heating and double glazing.

The location offers convenient access to the A9, making it ideal for commuting while enjoying the tranquillity of village living.

Dunkeld, which is within easy walking distance, provides a range of excellent local amenities including independent shops, cafés, restaurants and a railway station with regular connections. The nearby city of Perth offers a wider selection of retail and leisure.

**Lounge** 3.92m x 3.35m (12'10" x 10'12")

**Kitchen** 2.60m x 2.29m (8'6" x 7'6")

**Bedroom One** 3.43m x 2.53m (11'3" x 8'4")

**Bedroom Two** 3.20m x 2.92m (10'6" x 9'7")

**Wetroom** 2.01m x 1.39m (6'7" x 4'7")



■ 2 Bedrooms

■ Lounge

■ Kitchen

■ Wetroom

■ GCH & DG

■ Shops & Amenities Nearby

■ Sought After Residential Area

■ Close To Public Transport

■ Council Tax Band B

■ EPC C

2x  1x  1x 

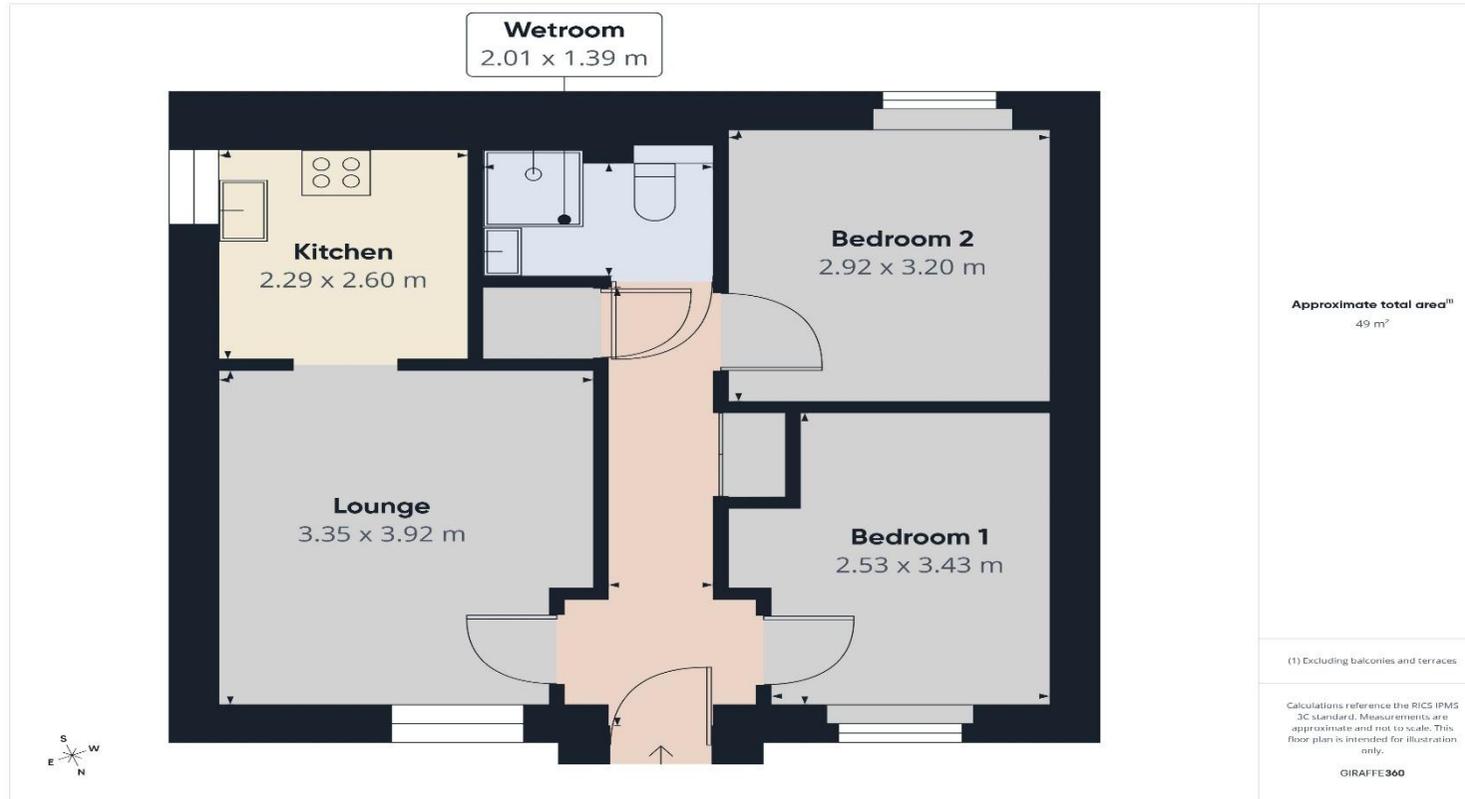






**Directions: From Perth take the A9 north and turn off to the right at Birnam (just before the Dunkeld exit). Pass the garage on the right and continue into the centre of Birnam, turn left up Station Road and left again into Birnam Terrace. The property can be found on the right and can be identified by our for sale board.**

**Viewing Arrangements:  
Contact the sole selling agent by telephoning 01250-870006 to arrange an appointment.**



#### IMPORTANT NOTE

These particulars have been carefully prepared for the guidance of prospective purchasers but their accuracy is not guaranteed. The measurements stated are based on an electronic measuring device and a slight margin of error is possible. Where precise room measurements are essential, prospective purchasers should check such measurements prior to submission of an offer.

Any detail of these particulars can be clarified prior to viewing particularly for those travelling a significant distance.

Only prospective purchasers who have noted an interest through a Scottish solicitor will be advised of any closing date for offers.

#### CONTACT DETAILS

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