

property@hodge



6 Thorngreen Road
Kinrossie
Perth
PH2 6HR

Offers over
£134,995





Situated in the peaceful rural village of Kinrossie, just a short drive from Perth, this semi-detached four-bedroom house presents an exciting opportunity for developers, investors, or purchasers seeking an entire renovation project. Once completed will be a lovely family home.

The accommodation comprises a lounge, kitchen, two ground floor bedrooms, two attic bedrooms, and a bathroom, providing generous internal space with excellent potential for reconfiguration and modernisation.

Requiring extensive upgrading and renovation throughout, the property offers a blank canvas for the buyer to restore and personalise to their own specification. Occupying a substantial plot, the property benefits from generous garden grounds with scope for further enhancement, subject to the necessary consents.

Kinrossie is a highly regarded rural village, offering a peaceful countryside setting while remaining conveniently positioned for easy access to Perth and the wider road network, making it particularly appealing to commuters and those seeking a quieter lifestyle.

Early viewing is highly recommended for purchasers looking for a rewarding renovation opportunity with outstanding potential.

Lounge 4.72m x 3.58m (15'6" x 11'9")

Kitchen 3.58m x 3.21m (11'9" x 10'6")

Bedroom One 3.44m x 3.07m (11'3" x 10'1")

Bedroom Two 3.43m x 3.05m (11'3" x 10'0")

Attic Room One 5.10m x 2.93m (16'9" x 9'7")

Attic Room Two 3.34m x 2.87m (10'11" x 9'5")

Bathroom 2.22m x 1.63m (7'3" x 5'4")



■ 4 Bedrooms

■ Bathroom

■ Lounge

■ Kitchen

■ Hall

■ Fully Enclosed Rear Garden

■ Good Size Garden

■ Beautiful Open Views

■ Council Tax Band C

■ EPC Rating E

4x  1x  1x 



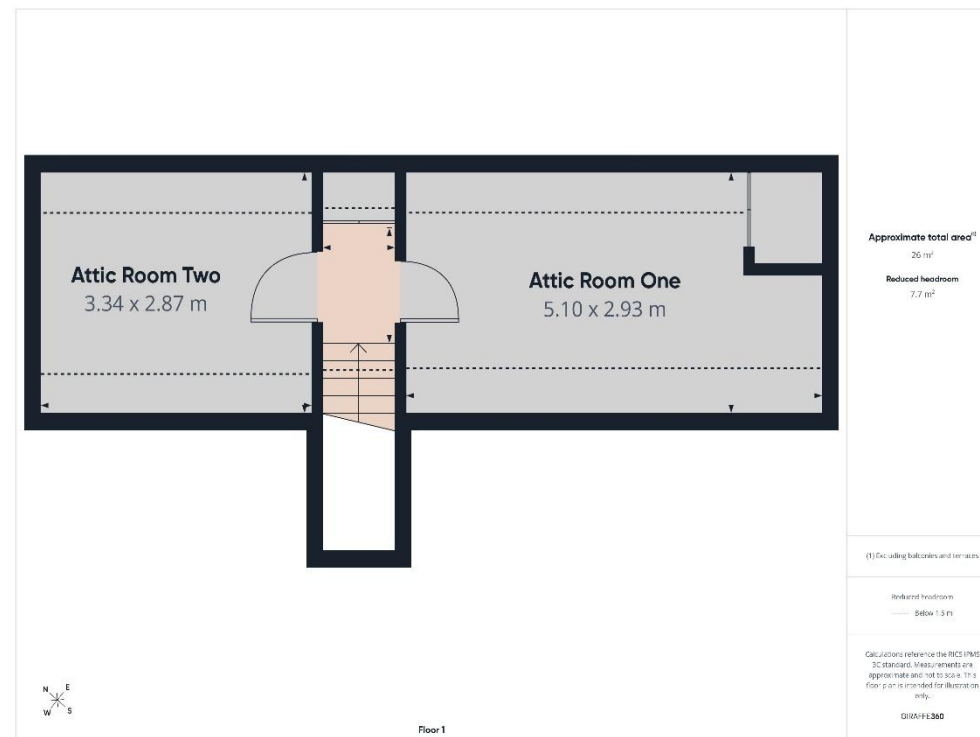
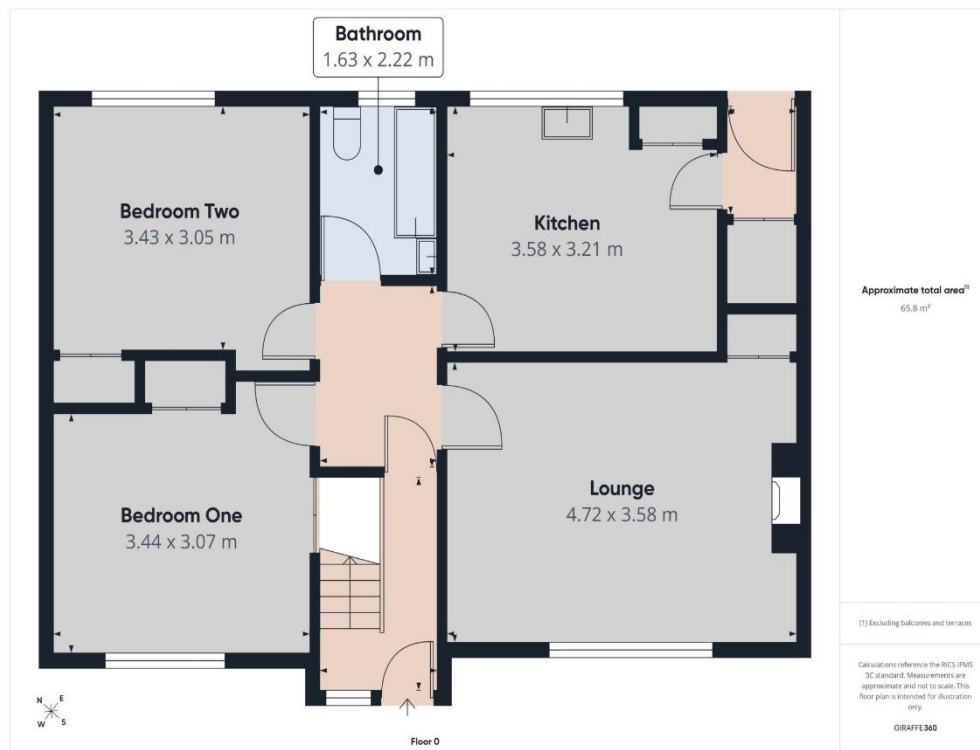




Directions: what3words;///reclined.whimpered.gone

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

property@hodge
33 Wellmeadow
Blairgowrie
PH10 6AS

Phone: 01250 870006
Email: property@hodesolicitors.co.uk
www.hodesolicitors.co.uk

Zoopla
Smarter property search

PrimeLocation.com