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9 Mercat Green
Kinrossie
Perthshire
PH2 6HT

Offers over
£164,995





Situated in the peaceful rural village of Kinrossie, just a short drive from Perth, this three-bedroom semi-detached cottage started its life as the local telephone exchange before becoming the village shop and post office. Latterly the cottage has been a dwelling house for a local family and offers spacious single-level accommodation and excellent potential for renovation and modernisation.

While some upgrading is required, the property presents an exciting opportunity for purchasers to create a comfortable and attractive family home tailored to their own tastes and requirements. The generous accommodation provides a versatile layout with plenty of scope for reconfiguration and improvement.

The accommodation comprises a front porch, lounge, rear conservatory, utility room, open-plan kitchen/dining area, three bedrooms and a wet room.

There is a small garden area to the rear and side, the front garden while it is there to be used by the owners, it is expected the owners keep the front lawn area however the ground is owned by Dunsinnan Estate and this is the case throughout most of the village. .

The property benefits from off-street parking for one car, and gas central heating and double glazing throughout

Kinrossie is a well-regarded rural village, offering a peaceful countryside setting while remaining conveniently positioned for access to Perth and the wider road network. The location is particularly appealing to commuters and those seeking a quieter lifestyle, whilst retaining convenient access to local amenities, transport links and the surrounding countryside.

Early viewing is highly recommended to appreciate the space, setting and considerable potential this property has to offer.

This is an excellent opportunity for purchasers seeking a rewarding renovation project with the potential to create a wonderful home in an attractive rural location.

Lounge 5.11m x 4.18m (16'9" x 13'9")

Bedroom One 4.42m x 3.45m (14'6" x 11'4")

Dinning Room 4.38m x 3.60m (14'4" x 11'10")

Bedroom Two 4.06m x 2.63m (13'4" x 8'8")

Kitchen 4.62m x 4.39m (15'2" x 14'5")

Bedroom Three 3.44m x 2.63m (11'3" x 8'8")

Sunroom 6.03m x 2.49m (19'9" x 8'2")

Bathroom 2.91m x 1.38m (9'7" x 4'6")



■ 3 Bedrooms

■ Lounge

■ Kitchen

■ Lounge Diner

■ Conservatory

■ GCH & DG

■ Peaceful Residential Area

■ Close to Public Transport

■ Council Tax Band D

■ EPC Rating E

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Directions: what3words///angle.lecturing.bride

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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