



**Premier  
Properties**  
Perth



## Serendipity Cottage Saucher, Perth, PH2 6HY

**Offers Over £219,950**



Occupying a single level, the generously sized accommodation offers a welcoming entrance hall/vestibule, bright living room leading through to the fully fitted kitchen. There is also a bathroom, separate shower room, rear vestibule, and two spacious bedrooms. White goods are to be included in the sale.

Warmth is offered via double glazing and air source heat pump – ensuring comfort and energy efficiency. The property further benefits from having solar panels fitted to the front of the property.

Externally, a shared driveway provides access to the rear of the property and parking for multiple vehicles. There is also a detached single garage and summer house. The expansive rear garden benefits from countryside views, perfect for outdoor entertaining and enjoying the finer weather.

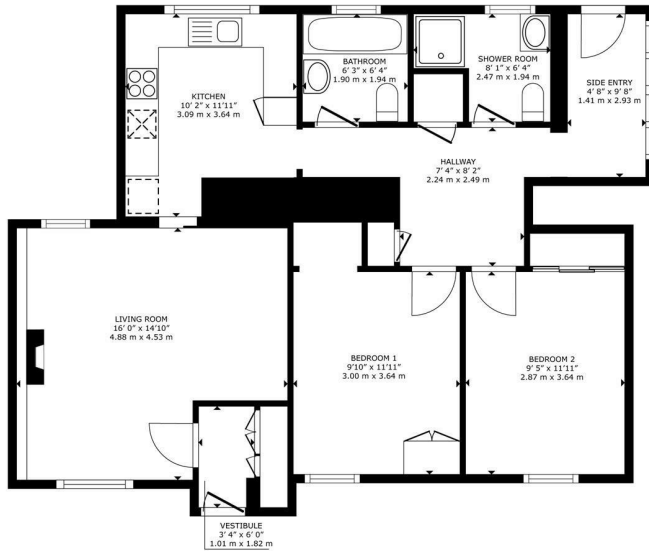
The surrounding countryside offers a wealth of leisure and sporting pursuits, with post offices and village shops a short drive away in Balbeggie and Burrelton, along with additional local amenities including doctors and dentists slightly further afield in Scone and Coupar Angus; Nearby Kinrossie has its own village hall, village church and primary school at Kirkton of Collace. A regular bus service covers the surrounding villages and Perth, some 8 miles away, where a wide range of business, shopping and leisure amenities are available including restaurants, bars, cinema, theatre and concert hall; there is a Park and Ride facility into Perth from nearby Scone, Perth has a main-line railway station, and the Perth outer-ring motorway also provides an easy commuting link to major cities and airports in the central belt.

The Cross Tay Road Link will vastly improve commute times to Perth / A9.

- Two Bedrooms
- Country Views
- Picturesque Setting
- Air Source Heating
- Private Garden
- Double Glazing
- Solar Panels









Serendipity Cottage, Saucher Kinrossie, Perth, PH2 6HY

GROSS INTERNAL AREA  
FLOOR PLAN 83.6 m<sup>2</sup> (900 sq.ft.)  
TOTAL : 83.6 m<sup>2</sup> (900 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			87
(81-91) B		75	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.