



**Premier  
Properties**  
Perth



## Braim-Manzel Cottage Pitfour Castle, Perth, PH2 7NJ

**Offers Over £295,000**



This rare, one of a kind property benefits from a superb private garden surrounding the cottage, featuring open garden grounds to the front, east courtyard and west walled garden. Off Street parking is available to the front via the gravel driveway and there are two garages, a garden store and the clocktower.

Braim - Manzel Cottage boasts traditional features throughout and is spread across one level. The ground floor welcomes you with a welcoming entrance hallway, spacious dining kitchen, rear porch, bedroom 4 which is currently being utilised as a dining room, fantastic sized lounge with feature fireplace, inner hall, bathroom, WC and three further bedrooms.

The property benefits from oil central heating and sash and case timber windows.

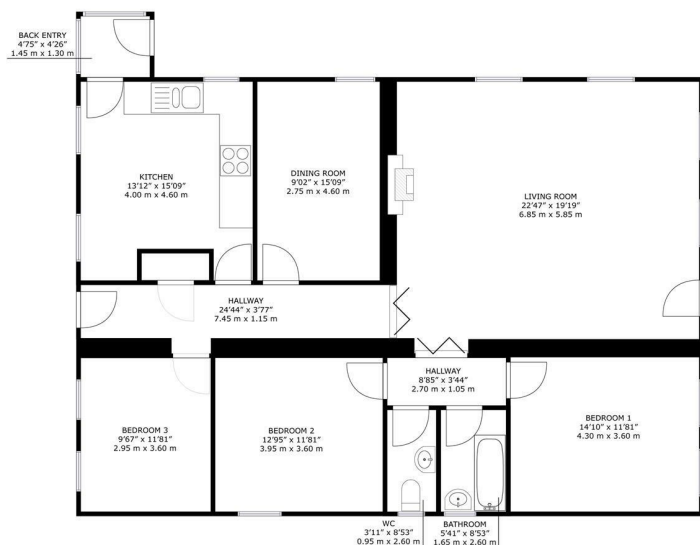
St Madoes is less than five miles east of the centre of Perth, while immediately to its north is the A90 dual carriageway, making this an ideal location for the commuter with access to both Dundee & Perth nearby. There is local shop, primary school, Glencarse Bowling Club, two parks and picturesque walks can be enjoyed amongst the woodlands and country side.

Viewing is highly recommended to fully appreciate what this unique property has to offer.

- 4 Bedrooms
- Breathtaking Views
- Character And Charm
- Off Street Parking
- Oil Heating
- Private Gardens

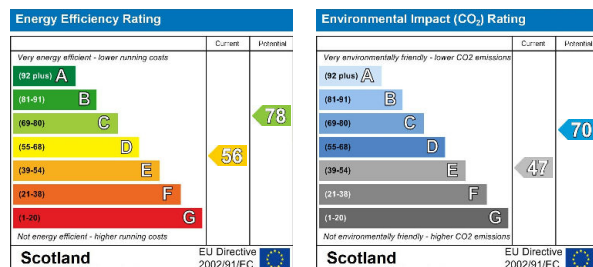






Braim – Manzel, Pitfour Castle, St Madoes, PH2 7NJ

GROSS INTERNAL AREA  
TOTAL: 1402 sq.ft, 130.3 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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