



Knockerb, Perth, PH1 3LU Offers Over £539,000











Set over three spaciou<mark>s le</mark>vels, the property c<mark>ombines classic features w</mark>ith modern living, and boasts flexible accommodation to suit a variety of needs

Step through the welcoming entrance hall into a bright and airy lounge, featuring dual aspect windows and elegant French doors that open onto the patio and generous gardens — perfect for relaxing or entertaining. A separate dining room (or potential fifth bedroom) adds versatility, while the well-appointed kitchen/diner offers ample space, complete with room for a dining table and chairs. A convenient W.C. completes the ground floor layout

On the 1st floor, you'll find two spacious double bedrooms, one of which boasts a stylish en-suite shower room. A contemporary family bathroom serves this level, making it an ideal space for growing families or guests

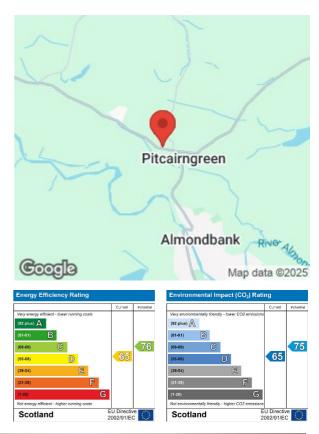
The 2nd floor comprises two generously sized double bedrooms, both benefiting from excellent built-in storage solutions, ideal for modern family living

The property sits on a generous plot, with private gardens, mature planting, and a sunny patio area. The peaceful rural setting offers a tranquil lifestyle while still being with<mark>in easy reac</mark>h of local amenities and transport links. Off street parking is

Outbuildings- Situated within the garden there is a range of outbuildings which include a double garage, utility room, small office <mark>and</mark> studio. There is water and electricity provide<mark>d and it is und</mark>erstood that these outbuildings have their own i<mark>ndepen</mark>dent electric supply. There is also a summer house and timber shed which are powered by an off grid solar system. There is an electric car charger located on the outside of the garage wall.

- Spacious 4/ 5-bedroom
- Stunning period features
- Located in Pitcairngreen
- Ideal family home
- Close to Perth amenities
- Easy access to transport
- Quiet village setting
- Viewing highly recommended
- Rare to the market

Contents may be available to purchase by separate negotiation











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