



**Premier  
Properties**  
Perth



## 9 Leetown , Perth, PH2 7NN

### Offers Over £145,000

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Arranged over one level, the accommodation comprises an entrance hall, kitchen, spacious living room, two well-proportioned double bedrooms, and a bathroom completing the layout.

Externally, the property boasts an impressive plot with open rural outlooks. The garden grounds are largely laid to lawn, offering an excellent blank canvas for landscaping or outdoor living. Off street parking is offered via a driveway.

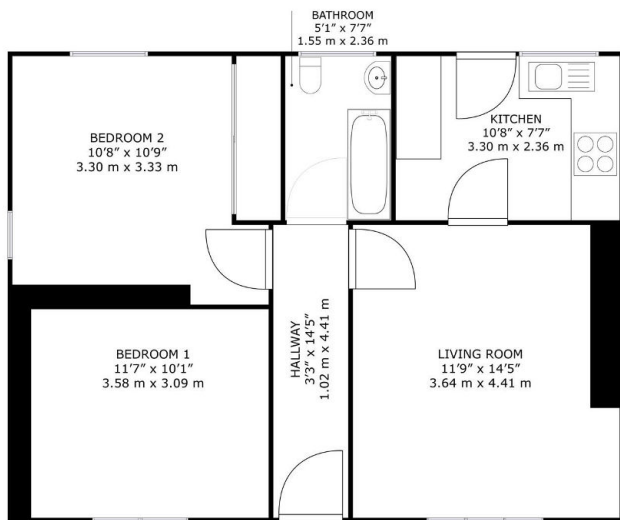
This cottage presents a wonderful opportunity for buyers seeking a project and wishing to place their own stamp on a property.

Location: St Madoes is less than five miles east of the centre of Perth, while immediately to its north is the A90 dual carriageway. There is local shop, primary school, Glencarse Bowling Club, two parks and an 18th-century church built upon earlier remains. Picturesque walks can be enjoyed amongst the woodlands and country side.

- Perfect renovation project
- Bright reception room
- Close to local amenities
- Easy access to transport links
- Ideal for small families
- Countryside views

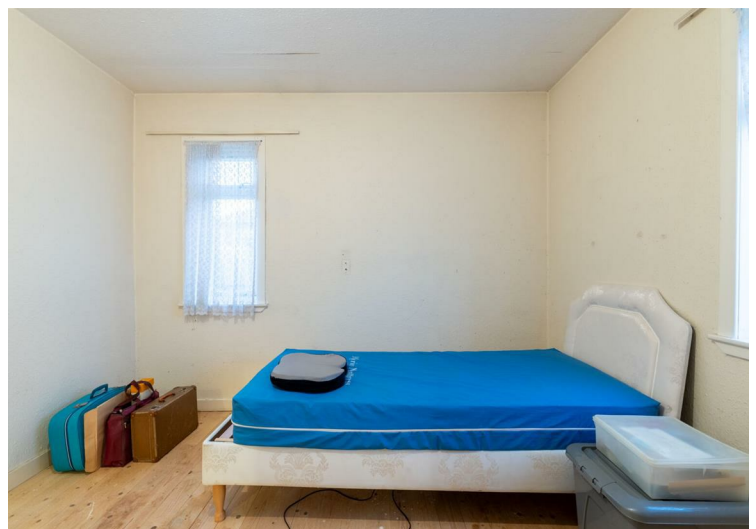
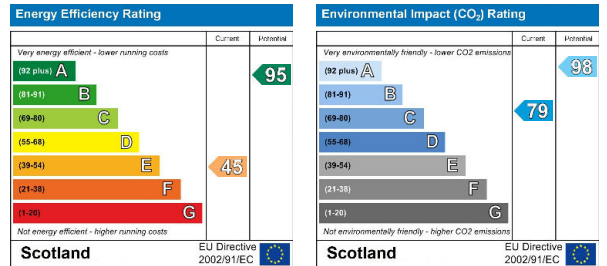






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GROSS INTERNAL AREA  
TOTAL: 595 sq.ft, 55.3 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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.

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