



**Premier  
Properties**  
Perth



## Muckhart Cottage Muckhart Road, Perth, PH2 0RL Offers Over £162,500

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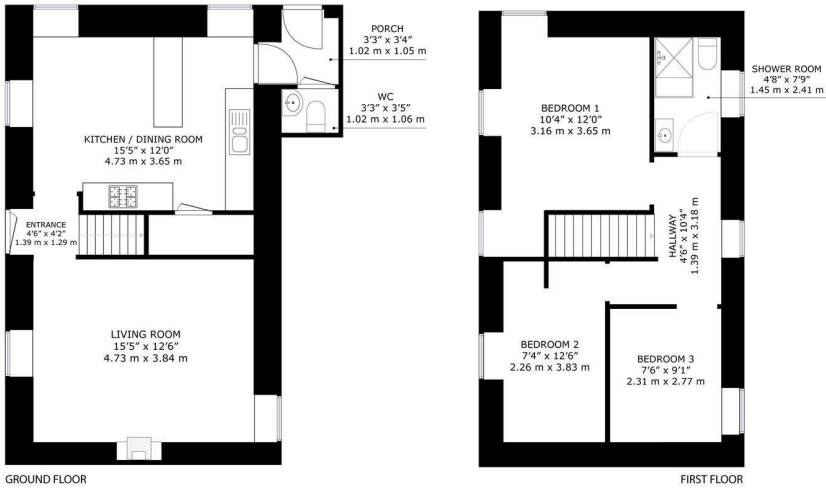
Set over two levels, the accommodation comprises a welcoming entrance hall, a generous living room complete with a charming wood-burning stove, and a modern kitchen/diner offering ample space for both informal and formal dining. The ground floor is further complemented by a convenient W.C. Upstairs, the property boasts three well-proportioned bedrooms and a stylish, contemporary family bathroom.

Externally, the property benefits from on-street parking to the front, along with access to well-maintained communal garden grounds.

Early viewing is highly recommended to fully appreciate the character and appeal of this delightful home.

- 3 spacious bedrooms
- 1 modern bathroom
- Cosy reception room
- Close to local amenities
- Easy access to transport
- Ideal for families
- Charming village setting
- Viewing recommended





**Muckhart Cottage, Muckhart Road Dunning, PH2 0RL**

GROSS INTERNAL AREA  
 GROUND FLOOR : 465 sq. ft./43.2 m<sup>2</sup>, FIRST FLOOR : 414 sq. ft./38.5 m<sup>2</sup>  
 TOTAL: 879 sq. ft./81.7 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>		<b>81</b>	(81-91) <b>B</b>
(69-80) <b>C</b>	<b>68</b>		(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>Scotland</b>		<b>Scotland</b>	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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