



**Premier
Properties**
Perth



Inchmartine Lodge Inchtore, Perth, PH14 9QQ Offers Over £115,000



The property is in need of upgrading & renovation throughout comprising: Spacious lounge featuring fireplace and large window, offering an abundance of daylight along with the opportunity to convert into the perfect space to relax and entertain. There is a well-proportioned bedroom along with a second bedroom/sitting room. The kitchen and bathroom complete the home.

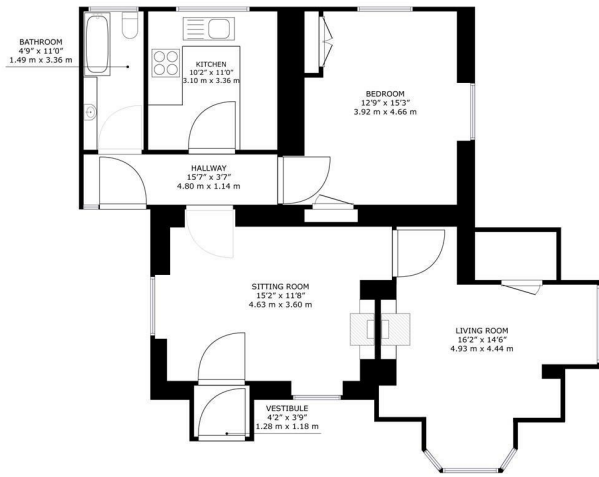
This property is ideal for small families, couples, or those seeking a peaceful retreat.

Surrounded by the picturesque landscapes of Perthshire, it is an excellent choice for nature lovers and those who appreciate the tranquillity of rural living.

Whether you are looking to make this your permanent residence or a weekend getaway, this lodge offers lots of potential. Do not miss the chance to view and experience all that it has to offer.

Location: The property is ideally located midway between Perth and Dundee making it an ideal location for those commuting to either of the cities. Within the nearby village there is a nursery, primary school, local convenience store and many pleasant country walks. Road links also give easy access to a number of neighbouring villages. This property presents a wonderful opportunity to enjoy a serene lifestyle while still being within reach of urban conveniences.

- 2 Bedrooms
- Gas Heating
- Single Glazing
- Extensive Garden Ground
- Off Street Parking
- Spacious reception room
- Close to local amenities



Inchmartin Lodge, Inchture PH14 9QQ

GROSS INTERNAL AREA
TOTAL: 961.50 sq. ft., 89.3 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	92	(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	76
(55-68) D		(55-68) D	
(39-54) E	41	(39-54) E	
(21-38) F		(21-38) F	36
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
Scotland		Scotland	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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