



**Premier  
Properties**  
Perth



## Beech House West Kinnochtry, Coupar Angus, PH13 9PN Offers Over £465,000



This delightful detached home offers the perfect blend of comfort and style. With four spacious bedrooms, one benefitting from a walk-in closet and ensuite shower room this property is ideal for families seeking a serene setting while still being close to local amenities.

Upon entering, the welcoming entrance hall leads to all accommodation, The modern dining-kitchen area is perfect for entertaining guests or enjoying quiet evenings with family. The layout of the home is designed to provide both privacy and communal space. Each bedroom is generously sized, allowing for ample storage. The stylish family bathroom completes the home.

Externally, there is a large driveway to the front of the property which will easily accommodate a number of vehicles. To the rear there is a large, enclosed garden with a raised decking area providing stunning views of the surrounding countryside, ideal for relaxing and enjoying the finer weather

The surrounding area of West Kinnochtry is known for its picturesque landscapes and friendly community. Residents can enjoy the tranquillity of village life while still being within easy reach of local shops, schools, and recreational facilities. The area is known for its stunning natural beauty, offering plenty of opportunities for outdoor activities such as walking and cycling.

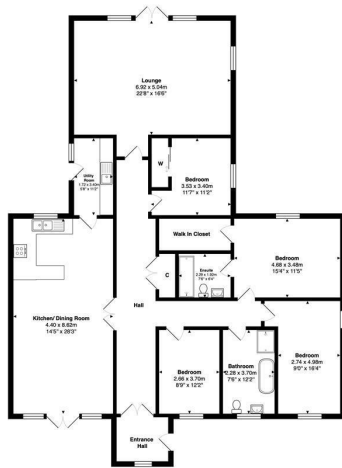
In summary, this detached house in West Kinnochtry is a wonderful opportunity for anyone looking to invest in a family home that combines space, comfort, and a lovely location. Do not miss the chance to make this charming property your own.

- Four Bedrooms
- Gas Central Heating
- Double Glazing
- Large Garden
- Countryside Views
- Close To Local Amenities
- Rural Location
- Detached House in West Kinnochtry

**Beech House, West Kinlochry, Perth, PH13 9PN**

Total Area: 180.8 sq. ft. - 2043 sq. ft.

All measurements are approximate and for general guidance only.



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

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



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