



Pitskelly Farmhouse
Balbeggie, Perth PH2 6AR

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 **Bell
Ingram**

Pitskelly Farmhouse Balbeggie, Perth PH2 6AR

Spacious farmhouse in rural situation offering flexible living, extending to 3/4 bedrooms with large garden.

Perth 5 miles, Dundee 18 miles

- **Accessible rural location**
- **Commuting distance to Perth and Dundee**
- **Large garden**
- **4 bedrooms**
- **3 reception rooms**
- **Landlord Registration 15213/340/29020**
- **EPC Rating F(38)**
- **Council Tax Band F**
- **Rent £900pcm**
- **Deposit £1800**

Description

Pitskelly Farmhouse is an attractive south facing, traditional stone built property under a slate roof. Accommodation is provided over two floors and comprises four bedrooms, three reception rooms, family kitchen, utility and two bathrooms. Heating is provided by oil fired boiler and open fires in two reception rooms. Offering spacious accommodation, the rooms provide flexible use to meet most family requirements. The property has panoramic views over horse paddocks onto Balbeggie.

Accommodation

Ground Floor

Front Door:

Leading to Porch:-

Porch: Providing access to Main Hallway

Main Hallway: Timber floor, access to Dining Room, Sitting Room, Kitchen and Utility Room.

Kitchen - Approximately 4.29m x 5.70m.
Fitted kitchen, sink, lino, radiator, access to Larder.

Larder - Approximately 2.57m x 2.41m.
Stone floor, shelved

Dining Room - Approximately 5.40m x 3.70m.
Timber floor with carpet, built in wardrobe, radiator, south and east facing windows.

Utility Room - Approximately 4.78m x 1.80m.
Fitted units, sink, lino floor, plumbing for washing machine / dishwasher and space for white goods, general storage, radiator.

Bedroom 4 - Approximately 3.90m x 3.60m.
Timber floor with carpet, radiator, east facing window.

Bathroom 2 - Approximately 3.20m x 2.60m
Bathroom suite including bath, WC, wash hand basin and shower unit, lino floor, radiator.

Sitting Room - Approximately 5.30m x 3.60m.
Large bay window, carpet, fire place, radiator, two built in cupboards.

Living Room - Approximately 6.80m x 4.90m.
Timber paneled and floored room with shuttered south facing windows providing panoramic views over the horse paddocks, two radiators.

First Floor

Bedroom 1 - Approximately 5.40m x 3.70m.
Double bedroom, carpet, built in wardrobe, radiator.

Bedroom 2 - Approximately 3.80m x 3.00m.
Double bedroom, carpet, radiator.

Bedroom 3 - Approximately 2.70m x 2.70m.
Single bedroom, carpet, radiator.

Bathroom 1: Shower over bath, WHB, WC, fully tiled, lino floor, radiator.

Outside

Outbuilding: General purpose store.

Gardens: Private garden to front and rear of property. The area of grass at the front of the garden is unfenced to the access track.

Services

- Mains electricity and water
- Oil fired central heating and hot water system
- Drainage to septic tank

Council Tax

Band F, as assessed by Perth and Kinross Council.

Energy performance

The EPC Rating for this property is F(38).

Entry

Pitskelly Farmhouse will be available from September 2019.

Rent

£900 per calendar month

Viewing

Strictly by appointment only.

Bell Ingram LLP, Perth

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