



West Cottage

Foswell, Auchtearder Perthshire, PH3 8QH

bellingram.co.uk

 **Bell
Ingram**

Recently refurbished Detached 3 bedroom Bungalow enjoying an elevated position with views towards Auchterarder.

Auchterarder 2.5 miles, Perth 16 miles, Stirling 21.5 miles, Edinburgh 44.5 miles, Glasgow 47 miles

- **Sitting room**
- **Modern kitchen**
- **Boot room**
- **3 bedrooms**
- **Family Shower room**
- **Surrounding gardens**
- **Parking for 2 cars**
- **Landlord Registration: 638629/340/15121**

Directions

From Perth, take the A9 southbound for approximately 8 miles. Take the turn off sign posted Aberuthven. Continue through Aberuthven on the A824 towards Auchterarder. Before entering Auchterarder take the left hand turn signposted Dunning and follow for 1 mile taking a right hand turn sign posted for Coulshill and Duchally.

Description

Situated on a beautiful Perthshire estate West Cottage enjoys an elevated yet secluded position to the south of the popular rural town of Auchterarder and only 5 minutes by car to the A9 dual carriageway linking larger cities.

West Cottage is a detached bungalow which has been refurbished throughout offering bright and well-proportioned accommodation on the level. Comprising; hall, sitting room with fitted wood burning stove, modern fitted kitchen with integrated hob and oven, boot room, three bedrooms (two with built in wardrobes) and shower room.

A new air source heating system is to be installed prior to new tenancy and windows are double glazed throughout.

The property is being offered on an unfurnished basis.

What3words: //elect.ladders.selection

Accommodation

Sitting Room – 5.26m x 3.18m

Kitchen – 3.46m x 3.04m

Boot Room – 2.41m x 1.21m

Shower room – 2.49m x 1.68m

Bedroom 1 – 5.54m x 4.03m

Bedroom 2 – 4.24m x 3.18m

Bedroom 3 – 2.96m x 2.85m

Services

Mains electricity. Private drainage to septic tank Private water. Air source heat heating.

Entry

Entry will be by mutual agreement.

Council Tax

Council Tax Band C

EPC Rating

Band D

Viewing

Bell Ingram Perth

Durn, Isla Road, Perth, PH2 7HF

johanna.wiseman@bellingham.co.uk

T: 01738 621 121

Important Notice:

These lettings particulars were prepared on the basis of information provided to us by our clients and/or our local knowledge. Whilst we make every reasonable effort to ensure that they are correct, no warranty or guarantee is given and prospective tenants should not rely upon them as statements or representations of fact. Furthermore neither Bell Ingram LLP or its partners or employees assume any responsibility therefore. In particular:

- i) prospective tenants should satisfy themselves as to the structural condition of any buildings or other erections and the state of repair of any services, appliances, equipment or facilities;
- ii) any photographs included in these particulars are for general information only and any furniture or contents shown in these photographs are not included in the sale unless this is expressly stated in these particulars; and
- iii) any descriptions, measurements or dimensions quoted are approximate only and references to conditions, planning permissions, services, usage, construction, fittings & fixtures and moveable items are for guidance only.

