



NeilWhittet
solicitors and
estate agents

Linnethy,
Main Street,
Glenfarg, PH2 9NY
Fixed Price £130,000

www.neilwhittet.com



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Situated in the village of Glenfarg, lovely ground floor, self-contained flat with versatile accommodation, currently used as two-bedroom, two public rooms with French doors to the rear enclosed garden but could easily be two double bedrooms and a dressing room/study/single room. Electric heating, double glazing, on street parking. Ideal first time buy.

Accommodation -

Lounge – 3.70m x 3.28m (approx)

Bright room to the front of the property, carpeted, instant heat electric heating.

Kitchen – 4.35m x 2.01m (approx)

Modern white gloss kitchen with wood effect work surfaces, tiled splashback, stainless steel oven, cooker hood and ceramic hob, large built-in larder, plumbing for washing machine, space for fridge/freezer, tile effect vinyl flooring.





Shower Room – 1.87m x 1.70m (approx)
Modern 3-piece suite consisting of WC, basin with gloss vanity unit and large shower glazed shower cubicle, tile effect vinyl flooring.

Bedroom 1 – 3.26m x 2.94m (approx)
Double bedroom to front of property with double built in wardrobe, carpeted. Leading to;

Bedroom 2/Study/Dressing Room – 4.65m x 1.34m (approx)
Convenient single bedroom which would be a great dressing room/study off bedroom 1. Carpeted.



Bedroom 3/Sitting Room – 3.35m x 2.70m (approx)
Lovely bright room to rear of the property with French doors leading to the garden. Carpeted. Currently used as a home office but would make a great second sitting room or double bedroom.

External –

To the front of the property is a welcoming pathway with hedge leading to the front entrance and side gate to the rear of the enclosed garden with access over to the first floor property. To the rear is mainly laid to lawn with mature shrubs. Garden shed will remain.

EPC – E Council Tax Band – B

Note: While Neil Whittet Solicitors make every effort to ensure all particulars are correct and given in good faith any intending purchasers should satisfy themselves by inspection or to the correctness of each of them.



Abernethy

Almondbank

Bankfoot

Coupar Angus

Luncarty

Murthly

Newburgh

Perth

Ruthvenfield

Scone

Stanley

St Madoes

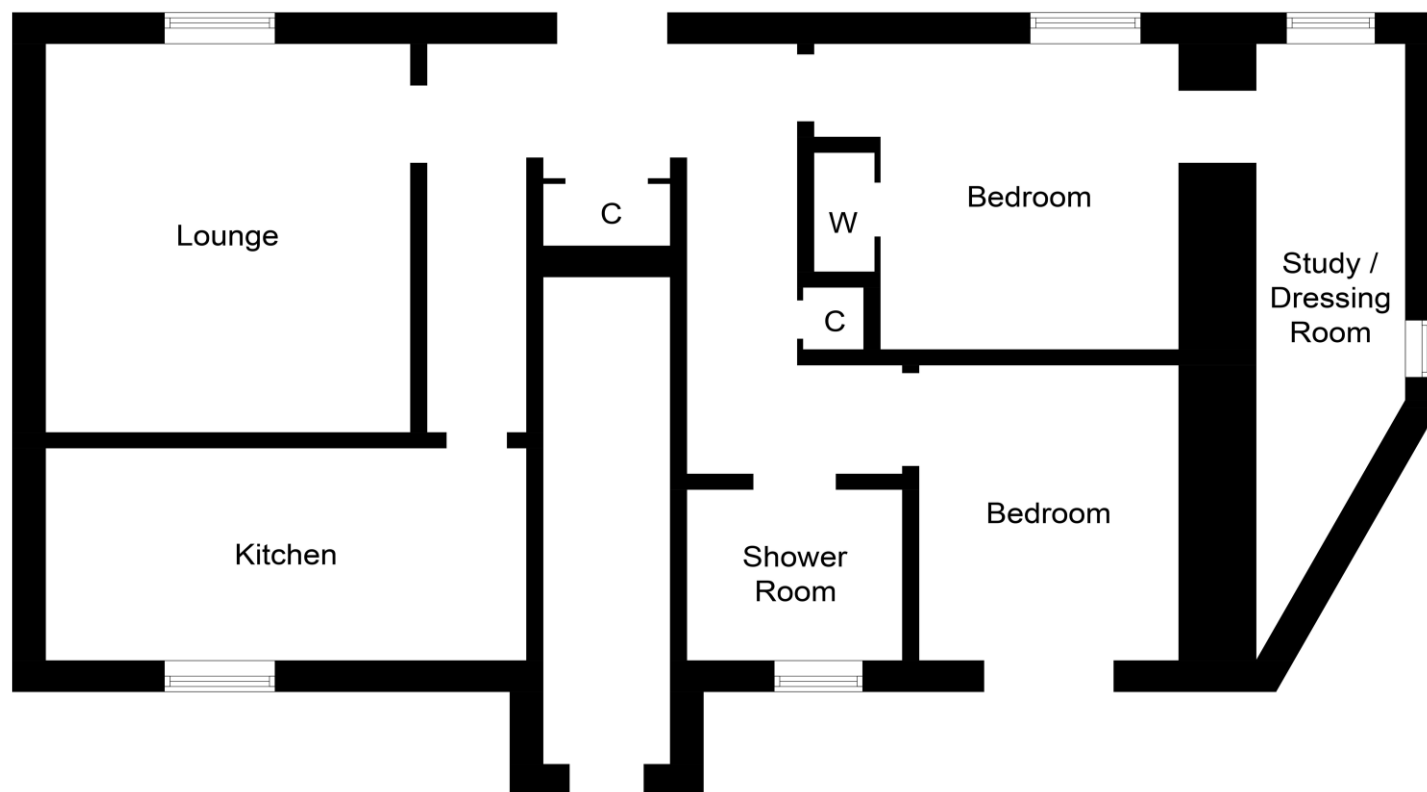


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