



**The Bungalow, Prieston Road, Bankfoot,
Perthshire, PH1 4BW**

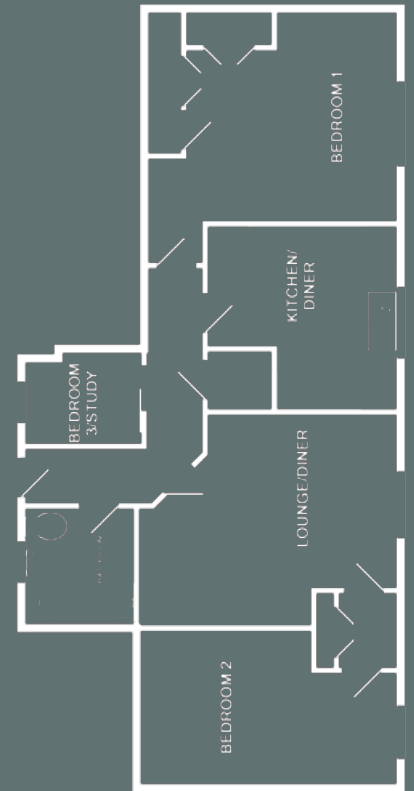
- 2/3 bedrooms
- Dining Kitchen
- Lounge Dining
- Private off road car parking
- Enclosed rear garden
- Close proximity to Primary School
- Commuter bus route
- Fresh decor and floor coverings
- Fully refurbished and redesigned layout
- EPC Rating D



This detached, 2/3 bedroom cottage is situated within the Perthshire village of Bankfoot and is opposite Bankfoot Primary School. The present owners have completely redesigned the internal layout and fully refurbished the property since its purchase. The accommodation comprises of 2 double bedrooms; the larger bedroom having built in wardrobes and shelved storage recess, a smaller child's bedroom or study, a lounge/diner, spacious, fitted kitchen/diner and a 3 piece bathroom with shower over the bath. The property features fresh decor, carpeting and natural wood finishings throughout. There is a private car parking space to the front of the property with a smaller parking space just to the rear of the property adjacent to the entrance gate into the enclosed rear garden. Heating is provided by electric storage heaters and backed up with modern double glazing.

Viewing is highly recommended to fully appreciate the attributes of this property including location which allows easy access to the A9 motorway linking to Perth and the city bypass, Pitlochry and Inverness further to the north.

Included within the sale price are all floorcoverings, light fittings and blinds as well as the timber shed in the rear garden.



Illustrative only. Not to scale

Lounge/Diner	11'11 x 14'11 (at widest)	(3.63m x 4.55m (at widest))
Kitchen/Diner	10'9 x 10'5	(3.28m x 3.18m)
Bedroom 1	14'4 x 11'0	(4.37m x 3.35m)
Bedroom 2	14'8 x 8'10 (at widest)	(4.47m x 2.69m (at widest))
Study/Small Bedroom	5'3 x 7'2	(1.60m x 2.18m)
Bathroom	6'9 x 6'4	(2.06m x 1.93m)



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Perth: 17-21 George Street, Perth PH1 5JY

Tel: 01738 443456 | E: perth@thorntons-law.co.uk | www.thorntons-property.co.uk

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