



2, 3 & 4 Scones of Lethendy Cottages present an excellent opportunity to purchase three farm cottages with great potential to provide comfortable, rural living within easy reach of Perth City Centre. Whilst the cottages require significant internal refurbishment, they provide a good development opportunity or an affordable way to create a comfortable country home.

Distances

- Perth 4 miles
- Dundee 26 miles
- Edinburgh 47 miles
- Glasgow 63 miles

2, 3 & 4 SCONES OF LETHENDY COTTAGES PERTH, PH2 6AB

Situation

The cottages are located approximately four miles north of the city of Perth within attractive open countryside. Perth itself provides a range of bars, restaurants and hotels as well as the Perth Concert Hall and Perth Theatre.

The cottages are located within the catchment areas of several schools, including the Robert Douglas Memorial Primary School in Scone, St Ninian's Episcopal Primary School in Perth, St John's Academy Primary and Secondary School in Perth and Perth Academy Secondary School.

The properties' location approximately five miles north of Junction 11 of the M90 motorway allows for easy access to Dundee, Edinburgh and Glasgow.

Lot 1 – 2 Scones of Lethendy Cottage

Description

A traditional one and a half storey semi-detached farm cottage, with a modern two storey extension to the rear. The property would benefit from internal refurbishment throughout but presents a great opportunity to create a comfortable home in a rural location, but within easy reach of Perth's city centre.

Ground Floor

- Living/Dining Room
- Kitchen
- Shower Room

First Floor

- Bedroom 1
- Bedroom 2
- Bedroom 3

Garden Grounds

A car parking/yard area is at the rear of the property whilst there is a gently sloping south facing garden to the front of the property. Included in the yard is a semi-detached stone out-building.

Services

The cottage is double glazed throughout and is served by mains electricity and water, with drainage to a shared septic tank. Heating is provided by electric storage heaters.

Rates and Home Report

- Council Tax Band C
- EPC F23
- Home Report value: £90,000

Lot 2 – 3 Scones of Lethendy Cottage

Description

A traditional one and a half storey semi-detached farm cottage, with a modern two storey extension to the rear. The property would benefit from internal refurbishment throughout but presents a great opportunity to create a comfortable home in a rural location, but within easy reach of Perth's city centre.

Ground Floor

- Living/Dining Room
- Kitchen
- Bathroom

First Floor

- Bedroom 1
- Bedroom 2
- Bedroom 3

Garden Grounds

A car parking/yard area is at the rear of the property whilst there is a gently sloping south facing garden to the front of the property. Included in the yard is a semi-detached stone out-building.

Services

The cottage benefits from double glazing and is served by mains electricity and water, with drainage to a shared septic tank. Heating is provided by electric storage heaters.

Rates and Home Report

- Council Tax Band C
- EPC F31
- Home Report value: £90,000

Lot 3 – 4 Scones of Lethendy Cottage

Description

A traditional stone and slate single storey detached farm cottage, with a modern single storey extension to the rear. The property would benefit from internal refurbishment throughout but presents an excellent opportunity to create a beautiful family home within a rural location and less than four miles from Perth's city centre.

Accommodation

- Living/Dining Room
- Kitchen
- Bathroom
- Bedroom 1
- Bedroom 2
- Bedroom 3

Garden Grounds

There is a large car parking/yard area at the rear of the property. A large garden, which extends to almost 0.5 acres, surrounds the property on its eastern and southern sides. Adjoining the cottage are four garages, which could be used for vehicle storage, general storage, or converted to residential use, subject to the necessary permissions being received.

Whilst overgrown at present, the garden extends to almost 0.5 acres and has the potential to be a beautiful outdoor space.

Services

The cottage benefits from double glazing and is served by mains electricity and water with drainage to a shared septic tank. Heating is provided by electric storage heaters.

Rates and Home Report

- Council Tax Band C
- EPC G14
- Home Report value: £120,000

Access

The cottages are accessed over a short hardstanding shared private driveway leading to a large turning and parking area to the rear of the house.

Services

The cottage is served by mains electricity and water with drainage to a shared septic tank. Heating is provided by electric storage heaters. The purchaser will be required to arrange for the reconnection where necessary. The systems have not been tested.

Fixtures and Fittings

The cottages are sold with all fixtures and fittings including curtains and light fittings.



Viewing

Strictly by prior agreement.
Please contact Tim Roads

Closing Date

A closing date may be fixed and prospective purchasers are advised to register their interest with the selling agents.

Title

Should there be any discrepancy between these particulars, stipulations, special conditions of sale and missives of sale the last shall prevail.

Offers

Offers in Scottish Legal Form should be submitted to the Selling Agents at their Perth office. Parties are asked to satisfy themselves that they fully understand the implication of offering under Scottish Law.

Additional Information

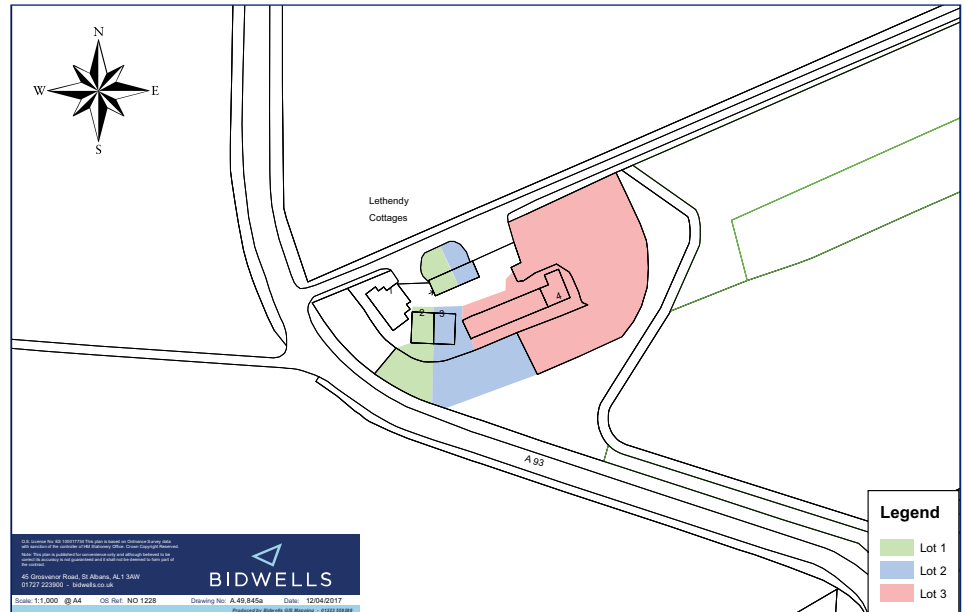
There are no warranties or guarantees included with this sale.

Enquiries to

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Solicitors

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BIDWELLS

LOT 1 2 SCONES OF LETHENDY COTTAGE



A traditional one and a half storey semi-detached farm cottage, with a modern two storey extension to the rear.

- Bedrooms
- Bathroom
- Reception
- Kitchen
- Circulation



Floor Area = 90 sq m

Description

A traditional one and a half storey semi-detached farm cottage, with a modern two storey extension to the rear. The property would benefit from internal refurbishment throughout but presents a great opportunity to create a comfortable home in a rural location, but within easy reach of Perth's city centre.

The property benefits from south facing views, over rolling countryside and is accessed via a shared private drive, which further adds to the privacy of the location.

Ground Floor

The front door leads into the reception hall, from which access can be gained to either the living/dining room, the shower room or the first floor via a single flight of stairs.

Living/Dining Room

Leading off the hallway is a large living/dining room which benefits from an open fireplace and a large double window. The living/dining room provides ample space for a sitting area and/or a dining table.

Kitchen

Spacious kitchen with wall and base fitted units, a laminate work top and wooden floor boards. There is space for a washing machine or dishwasher with additional storage in the adjacent pantry.

Shower Room

Shower room with shower, wash basin and WC.

First Floor

From the first floor landing access can be gained to all three bedrooms and two storage cupboards, one of which houses a hot water tank with an electric immersion heater.

Bedroom 1

Large south facing master bedroom with a large dormer window.

Bedroom 2

The second double bedroom is located in the north-eastern corner of the property, where it benefits from views over the surrounding countryside.

Bedroom 3

The third bedroom is located in the north-western corner of the property.

Garden Grounds

A car parking/yard area is at the rear of the property whilst there is a gently sloping south facing garden to the front. Included in the yard is a semi-detached stone out-building, with a corrugated metal roof, which could be used for general storage or timber storage.

Whilst overgrown at present, the garden has the potential to be a beautiful outdoor space.

The property is accessed via a short hardstanding shared private driveway which leads to a large turning and parking area.

Services

The cottage is double glazed throughout and is served by mains electricity and water, with drainage to a shared septic tank. Heating is provided by electric storage heaters. The purchaser will be required to arrange for the reconnection where necessary. The systems have not been tested.

Fixtures and Fittings

The property is sold with all fixtures and fittings including curtains and light fittings.

Rates and Home Report

Council Tax Band C
EPC F23
Home Report value: £90,000
Home Report available on request.

Viewing

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Closing Date

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LOT 2
3 SCONES OF LETHENDY COTTAGE

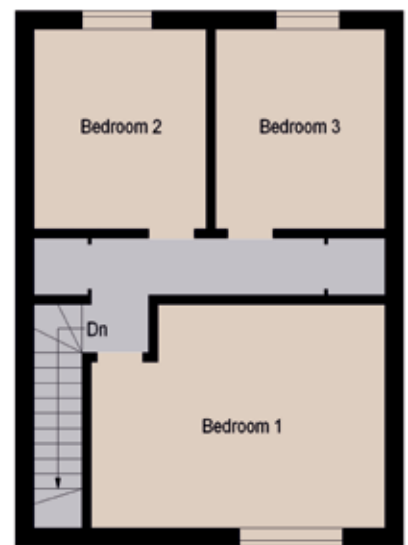


A traditional one and a half storey semi-detached farm cottage, with a modern two storey extension to the rear.

- Bedrooms
- Bathroom
- Reception
- Kitchen
- Circulation



Ground Floor



First Floor

Floor Area = 90 sq m

Description

A traditional one and a half storey semi-detached farm cottage, with a modern two storey extension to the rear. The property would benefit from internal refurbishment throughout but presents a great opportunity to create a comfortable home in a rural location, but within easy reach of Perth's city centre.

The property benefits from south facing views, over rolling countryside, and is accessed via a shared private drive which further adds to the privacy of the location.

Ground Floor

The front door leads into the reception hall, from which access can be gained to either the living/dining room, the bathroom or the first floor via a single flight of stairs.

Living/Dining Room

Leading off the hallway is the large living/dining room which benefits from an open fireplace and a large double window. The living/dining room provides ample space for a sitting area and/or a dining table.

Kitchen

Spacious kitchen with wall and base fitted units, a black laminate work top, wooden floor with a laminate covering and space for a washing machine or dishwasher.

Bathroom

Bath with a wash basin and WC.

First Floor

From the first floor landing access can be gained to all three bedrooms and two storage cupboards, one of which houses a hot water tank with an electric immersion heater.

Bedroom 1

Large south facing master bedroom with a large dormer window.

Bedroom 2

The second double bedroom is located in the north-western corner of the property, where it benefits from views over the surrounding countryside.

Bedroom 3

The third bedroom is located in the north-eastern corner of the property.

Garden Grounds

A car parking/yard area is at the rear of the property whilst there is a gently sloping south facing garden to the front. Within the yard is a semi-detached stone out-building, with a corrugated metal roof, which could be used for general storage or timber storage.

Whilst overgrown at present, the garden has the potential to be a beautiful outdoor space.

The property is accessed via a short hardstanding shared private driveway leading to a large turning and parking area.

Services

The cottage benefits from double glazing and is served by mains electricity and water with drainage to a shared septic tank. Heating is provided by electric storage heaters. The purchaser will be required to arrange for the reconnection where necessary. The systems have not been tested.

Fixtures and Fittings

The property is sold with all fixtures and fittings including curtains and light fittings.

Rates and Home Report

Council Tax Band C
EPC F31
Home Report value: £90,000
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LOT 3
4 SCONES OF LETHENDY COTTAGE



A traditional stone and slate single storey detached farm cottage, with a modern single storey extension to the rear.



Floor Area = 93 sq m

- Bedrooms
- Bathroom
- Reception
- Kitchen
- Circulation

Description

A traditional stone and slate single storey detached farm cottage, with a modern single storey extension to the rear. The property would benefit from internal refurbishment throughout but presents an excellent opportunity to create a beautiful family home, within a rural location and less than four miles from Perth's city centre.

The property benefits from a rural location with south facing views over rolling countryside and is accessed via a shared private drive, which further adds to the privacy of the location.

Ground Floor

The front door leads into the reception hall, from which access can be gained to the kitchen, the living/dining room, the three bedrooms and the bathroom.

Living/Dining Room

Leading off the hallway is the large living/dining room which benefits from an open fireplace and a large south facing window. The living/dining room provides ample space for a sitting area and/or a dining table.

Kitchen

Spacious kitchen with wall and base fitted units, a laminate work top and a wooden floor with a laminate covering. There is space for a washing machine or dishwasher, with additional storage available in the adjacent pantry. Opposite the pantry is a cupboard which houses a hot water tank with an electric immersion heater.

Bathroom

Bath, with a shower over, with a wash basin, WC and laminate floor.

Bedroom 1

Large south facing master bedroom with a fitted wardrobe/cupboard and a large window.

Bedroom 2

South facing double bedroom which includes fitted shelves and a large window.

Bedroom 3

Large south facing double bedroom, with an inbuilt cupboard, located at the western end of the property.

Garden Grounds

There is a large car parking/yard area at the rear of the property and a large garden which surrounds the property on its eastern and southern sides. Adjoining the cottage are 4 garages, which could be used for vehicle storage, general storage or converted to residential use, subject to the necessary permissions being received.

Whilst overgrown at present, the garden extends to almost 0.5 acres and has the potential to be a beautiful outdoor space which the whole family will be able to enjoy.

The property is accessed over a short hardstanding shared private driveway leading to a large turning and parking area to the rear of the house.

Services

The cottage benefits from double glazing and is served by mains electricity and water, with drainage to a shared septic tank. Heating is provided by electric storage heaters. The purchaser will be required to arrange for the reconnection where necessary. The systems have not been tested.

Fixtures and Fittings

The property is sold with all fixtures and fittings including curtains and light fittings.

Rates and Home Report

Council Tax Band C
EPC G14
Home Report value: £120,000
Home Report available on request.

Viewing

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