



**Premier
Properties**
Perth



Rossie View Clathy, Gask, PH7 3PH

Offers over £222,500

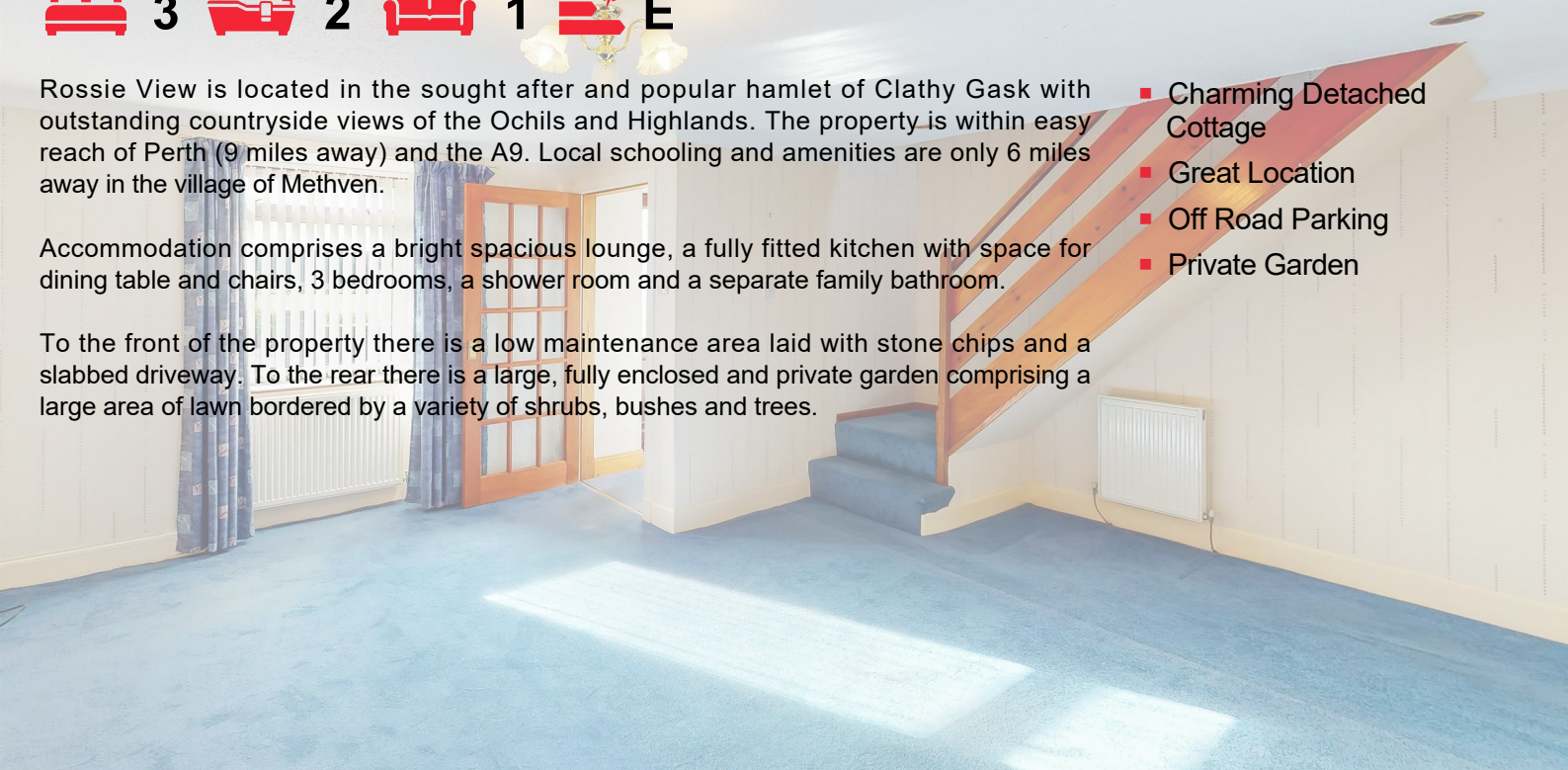


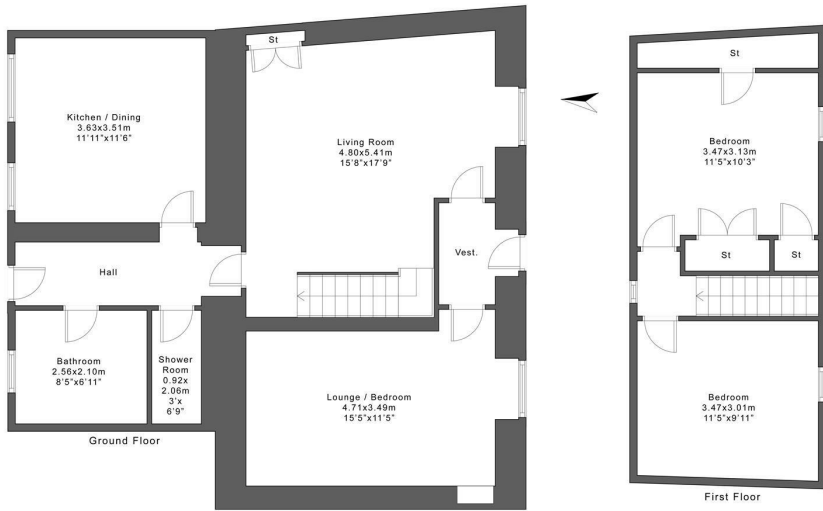
Rossie View is located in the sought after and popular hamlet of Clathy Gask with outstanding countryside views of the Ochils and Highlands. The property is within easy reach of Perth (9 miles away) and the A9. Local schooling and amenities are only 6 miles away in the village of Methven.

Accommodation comprises a bright spacious lounge, a fully fitted kitchen with space for dining table and chairs, 3 bedrooms, a shower room and a separate family bathroom.

To the front of the property there is a low maintenance area laid with stone chips and a slabbed driveway. To the rear there is a large, fully enclosed and private garden comprising a large area of lawn bordered by a variety of shrubs, bushes and trees.

- Charming Detached Cottage
- Great Location
- Off Road Parking
- Private Garden





Rossie View, Clathy Gask, Clathy, Crieff, PH7 3PH
 Plan not to scale.
 For illustrative purposes only.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		76	(91-91) A
(81-91) B			(69-80) B
(69-80) C			(55-68) C
(55-68) D			(38-54) D
(38-54) E	49		(21-38) E
(21-38) F			(1-20) F
(1-20) G			Not environmentally friendly - higher CO ₂ emissions
Scotland		EU Directive 2002/91/EC	Scotland



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.