

MILLER GERRARD

Solicitors and Estate Agents



5 FOREROW COTTAGE, CAPUTH, PH1 4JE

A FANTASTIC OPPORTUNITY TO PURCHASE THIS FULLY MODERNISED ONE BED FIRST FLOOR APARTMENT WITH PARKING AND EXTENSIVE GARDEN. SET IN THE SCENIC AND PEACEFUL VILLAGE OF CAPUTH ON THE BANKS OF THE RIVER TAY.

- ENTRANCE HALLWAY
- KITCHEN
- BATHROOM
- DOUBLE GLAZING
- LARGE GARDEN
- EPC RATING 'E'
- LIVING ROOM
- BEDROOM
- DRIVEWAY
- ELECTRIC HEATING
- COUNCIL TAX BAND 'A'
- HOME REPORT VALUE £125,000

OFFERS OVER £125,000

Miller Gerrard are delighted to bring to the market this beautifully presented one bed first floor apartment located in the peaceful and scenic village of Caputh.

The property comprises entrance hallway, living room, kitchen, bedroom and bathroom.

The property benefits from private parking and large garden, electric central heating and double glazing.

Number 5 is accessed via a unique turret to the front door. The entrance hallway is fitted with wood flooring and has a storage cupboard.

Living Room: A bright and spacious living room with wooden flooring, dual aspect windows allowing plenty of natural light in.

Kitchen: A modern kitchen with floor fitted and wall mounted cabinets, white tiled splashback, electric hob with extractor above and oven below and integrated appliances.

Bedroom: A welcoming bedroom with fresh neutral décor with bespoke panel headboard and wall lights.

Bathroom: With white three-piece suite comprising WC, wash hand basin and bath with wall mounted shower and tiling around.

Exterior: The rear of the property has a gravel parking area, substantial private garden laid to lawn and enclosed by wooden fencing. There is also a generous sized outbuilding.

The peaceful village of Caputh is conveniently situated within approximately 20 minutes by car of the city of Perth with onward rail and motorway connections. Set on the banks of the River Tay and close to the popular towns of Dunkeld and Blairgowrie where you will find thriving shops, sports clubs, recreation centre, health centres, dental surgeries, library and several golf courses. The beautiful Perthshire countryside is virtually on the doorstep with a wide variety of walks.





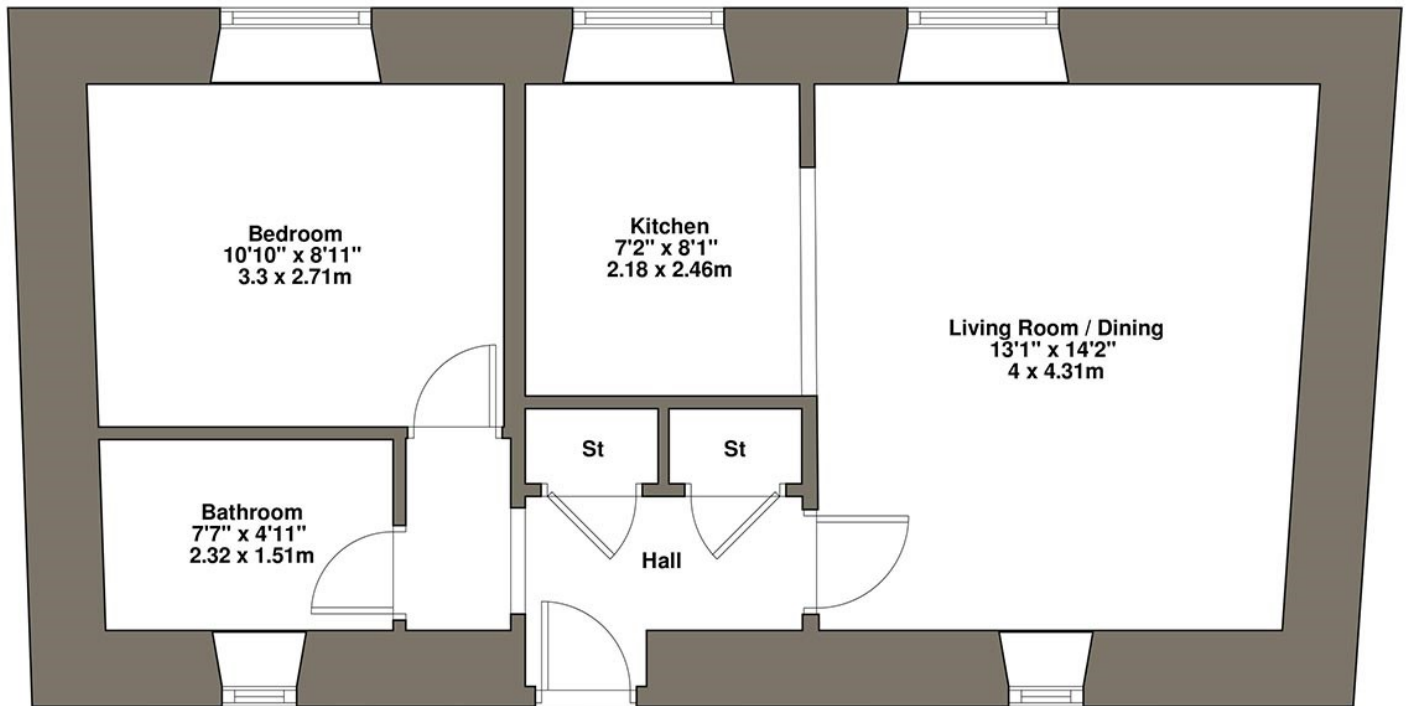








FLOOR PLAN



5 Forerow Cottage, Caputh, PH1 4JE

Plan not to scale.
For illustrative purposes only.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

ROOM DIMENSIONS	(in meters)		(in meters)
LIVING ROOM	4.0 X 4.31	KITCHEN	2.18 X 2.46
BEDROOM	3.3 X 2.71	BATHROOM	2.32 X 1.51

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Zoopla

Please note - if any domestic appliances are included in the price, they must be accepted as seen, with no guarantee as to their condition.

It is strongly recommended that any interested party should read the Home Report on the property. Any matters concerning the property mentioned in the Home Report should be considered to have been disclosed by these particulars of sale.

TO VIEW

Please contact Miller Gerrard Solicitors 01250 873468

Alternatively, when our office is closed, please contact the staff at PSPC (Perth Solicitors' Property Centre) who will be happy to arrange viewings. Telephone (01738) 635301 on weekdays 09:00 am to 5:00 pm.

THE ABOVE PARTICULARS, WHILE BELIEVED TO BE TRUE, ARE NOT GUARANTEED AND WILL NOT BE HELD TO FORM PART OF ANY CONTRACT OF SALE