

BONKLE COTTAGE

6 YOUNG STREET, PERTH, PH2 0EF



BONKLE COTTAGE, YOUNG STREET, PERTH, PH2 0EF

We are delighted to offer for sale this attractive and spacious two bed semi-detached villa, located within the highly desirable Craigie area of Perth, within close proximity of the city centre. Part-modernised with new windows, boiler, re-wiring & bathroom, and presented in move-in condition, the property offering purchasers an opportunity to further develop the accommodation. Period features include high ceilings and skirting boards, original internal doors & facings, and restored feature stained glass window. Generously sized layout over 2 floors comprising on the ground floor; HALLWAY with W.C. and storage off, large LOUNGE, DINING ROOM with family snug/study area, attractive vintage kitchen and CONSERVATORY. The split-level upper floor provides access to the contemporary BATHROOM and TWO DOUBLE BEDROOMS.

Externally there is a low maintenance garden to the front with shrubs, stone chippings and a paved path. Unrestricted on-street parking with a shared driveway giving access to an area of hard standing for private parking at the rear. The fully enclosed rear garden has a large area of lawn with well stocked borders, shrubs, trees and a paved path leading to a green house and large timber shed.

A charming & versatile family home likely to have broad appeal, enjoying a prime location. A most welcome addition to the market & early viewing is advised.

Energy Performance Rated 'D' for efficiency. **Council Tax** Band 'E'

Viewing Strictly by appointment through Irving Geddes - 01764 670325.

Video Tour <https://my.matterport.com/show/?m=DtqG1ZwMyYd>







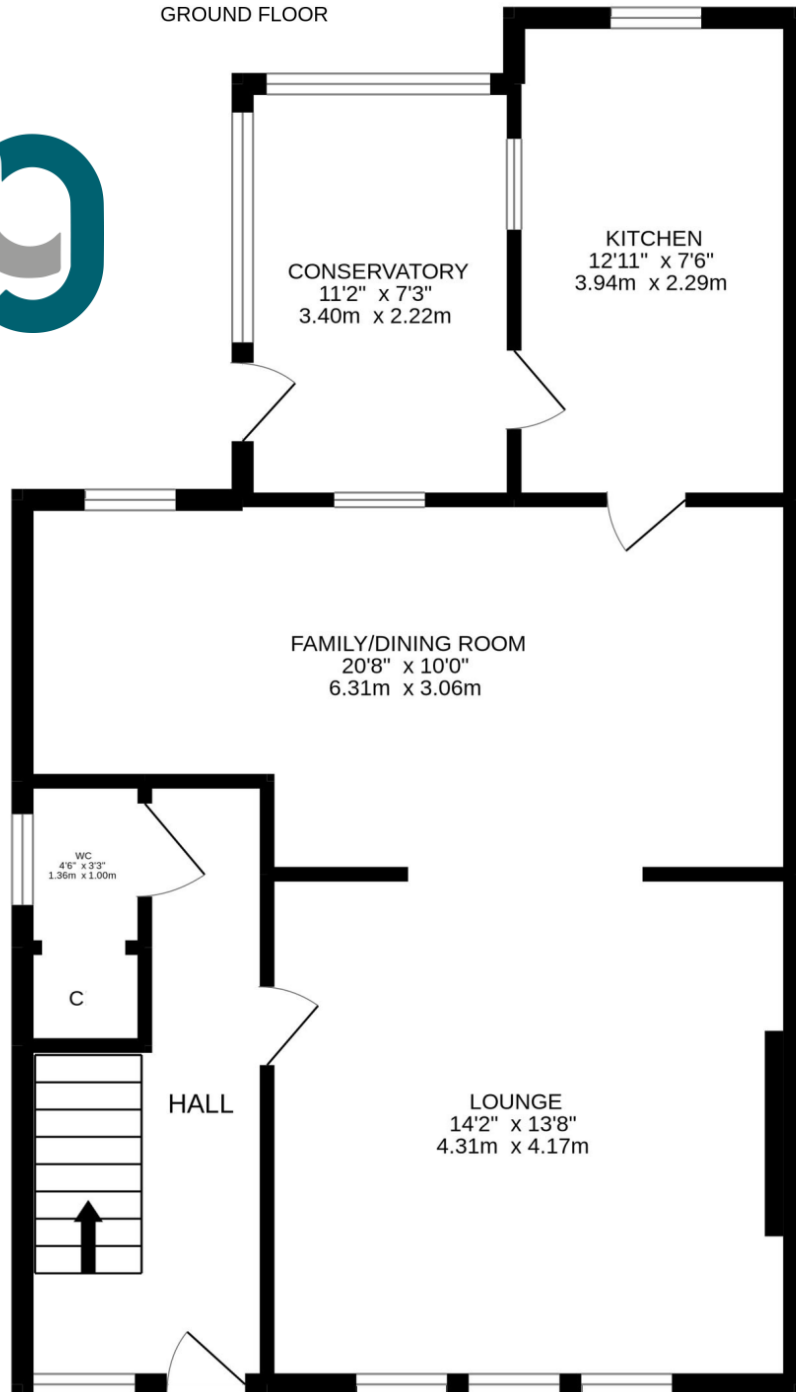




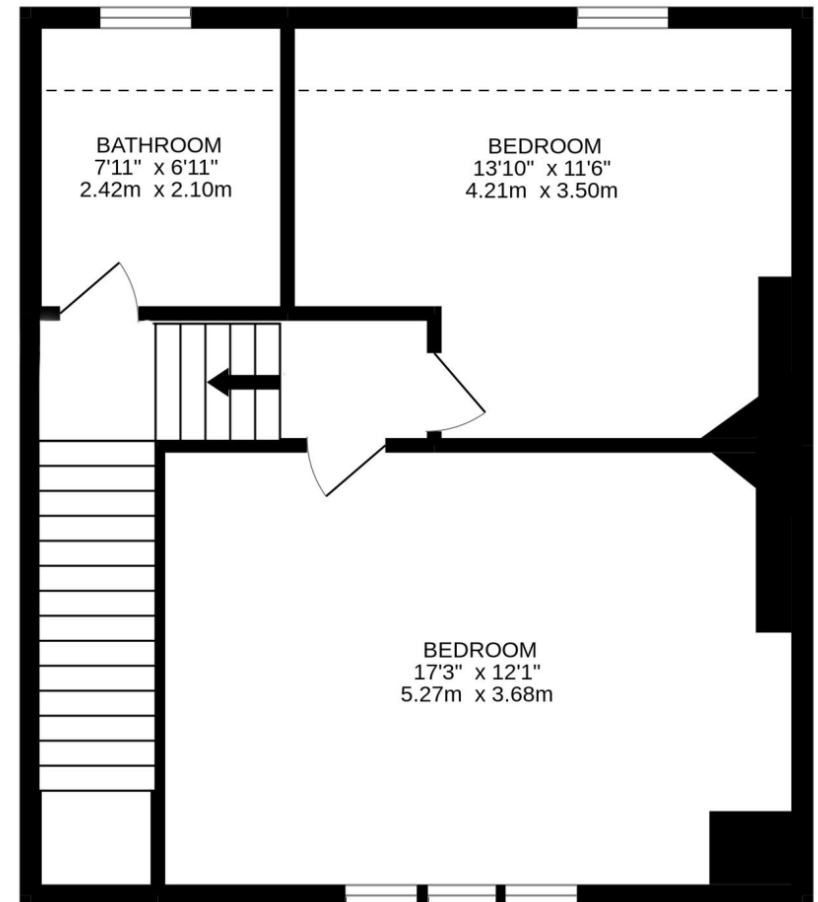
These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.



GROUND FLOOR



1ST FLOOR





Crieff

25 West High Street, PH7 4AU
Tel: 01764 653771

Comrie

1 Drummond Street, PH6 2DW
Tel: 01764 670325

Aberfeldy

6 The Square, PH15 2DD
Tel: 01887 822722