

Saddlers Cottage East

INCHTURE, PH14 9RN



*UTTERLY CHARMING FOUR BEDROOM
COTTAGE IN THE HEART OF THE VILLAGE*



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McEwan Fraser Legal is delighted to offer a potential part-exchange (terms and conditions apply please ask for details). Welcome to this truly unique cottage, nestled in the heart of the village and brimming with character and potential.

From the moment you arrive, you'll be enchanted by the charm and warmth that emanates from every corner of this distinctive home.

Stepping inside, you're greeted by a welcoming vestibule or boot room, setting the tone for the cosy and inviting atmosphere that awaits. The ground floor unfolds into a spacious open-plan layout, where the lounge, dining room, and kitchen seamlessly blend together, creating a perfect space for everyday living and entertaining. Take note of the intriguing period features, including what is thought to be the saddlers bench, adding a touch of history and heritage to the space.









An inner hall leads to two bedrooms, a shower room, and a utility room, offering practicality and convenience for modern living. Excellent storage solutions ensure that clutter is kept at bay, allowing you to fully enjoy the beauty and tranquillity of your surroundings.





Bedroom 1





Bedroom 2





Venturing upstairs, you'll discover even more to love about this charming cottage. A family room provides a cosy retreat for relaxation or gatherings, while two additional bedrooms and a shower room, offer comfort and luxury for family and guests alike.





Bedroom 3

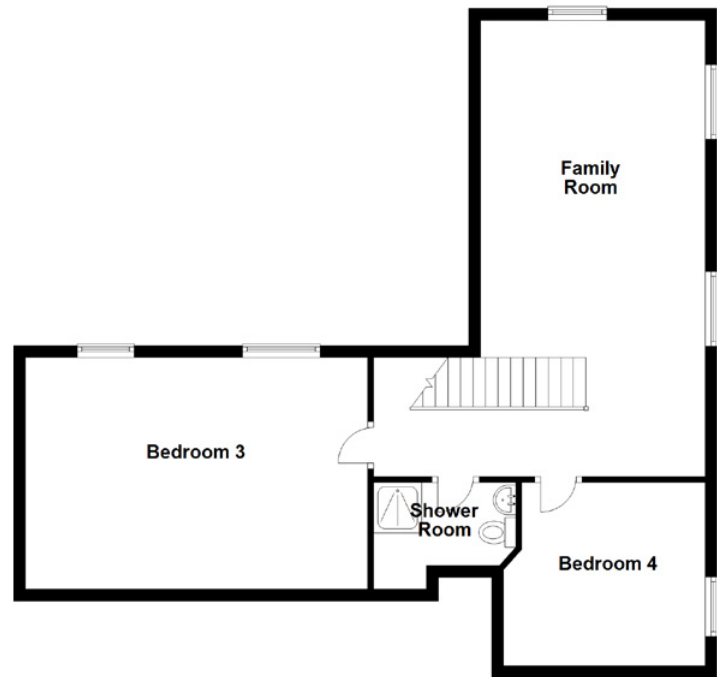




Bedroom 4







Approximate Dimensions

(Taken from the widest point)

Open Plan Living	8.60m (28'3") x 7.60m (24'11")
Bedroom 1	4.30m (14'1") x 4.00m (13'2")
Bedroom 2	3.60m (11'10") x 3.00m (9'10")
Boot Room	4.80m (15'9") x 1.10m (3'7")
Shower Room	2.50m (8'2") x 1.70m (5'7")
Utility	2.50m (8'2") x 1.30m (4'3")
Bedroom 3	5.80m (19') x 4.00m (13'1")
Bedroom 4	3.40m (11'2") x 3.10m (10'2")

Family Room	7.70m (25'3") x 3.80m (12'5")
Shower Room	2.40m (7'10") x 1.40m (4'7")

Gross internal floor area (m²): 160m²

EPC Rating: D

**Please note that no guarantees are offered that any appliance is in working order.*

Outside, the garden beckons with its tranquil setting, providing a perfect backdrop for outdoor enjoyment and relaxation. A large drive for several vehicles offers ample parking space.

While this home may not be perfect, its beauty and potential are undeniable. With a little imagination and TLC, this cottage has the opportunity to be transformed into a home of distinction, where memories are made and you can add your mark to the history of this home. Don't miss your chance to make this unique property your own. Schedule a viewing today and unlock the endless possibilities that await.



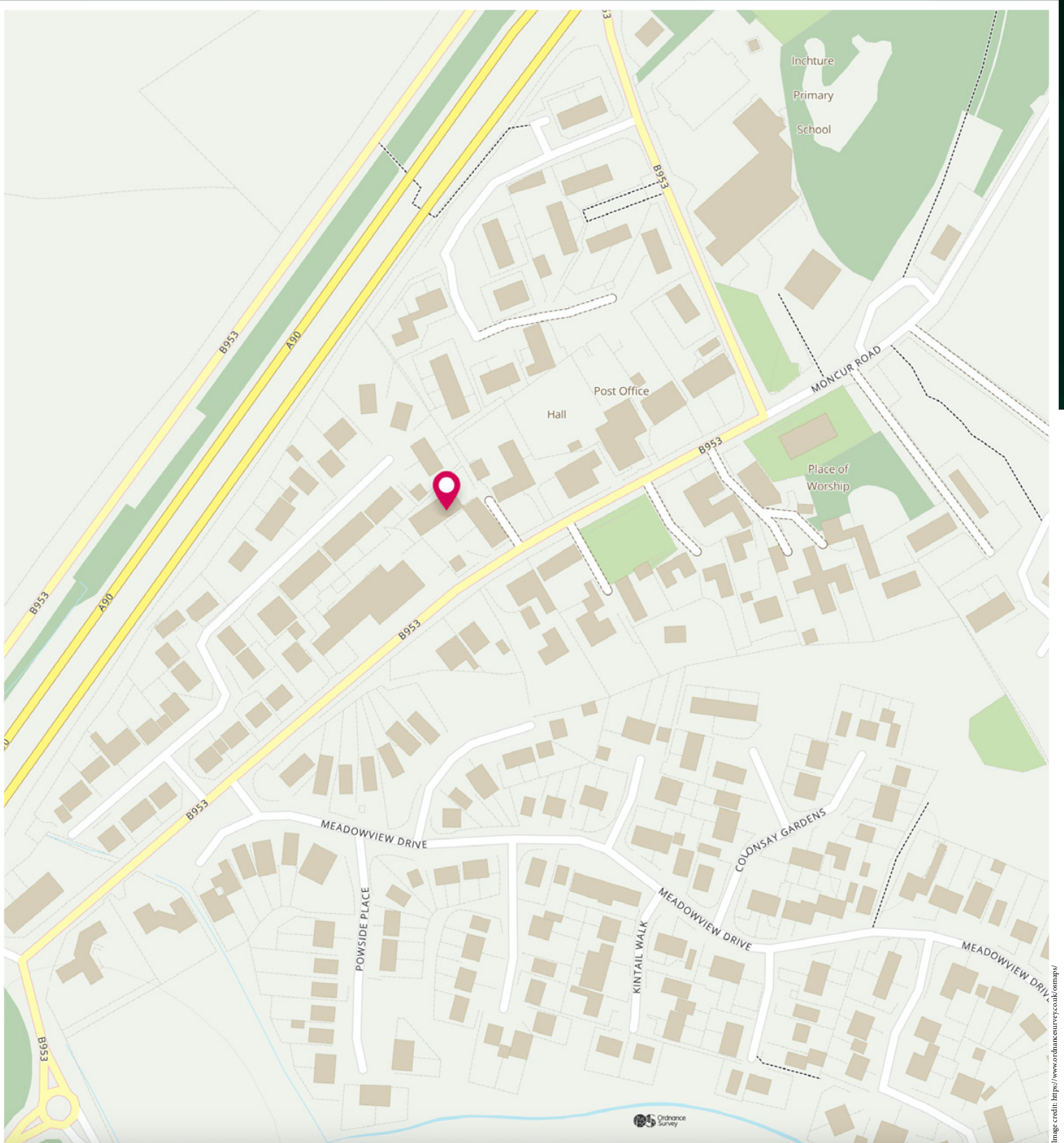


Welcome to Inchtute, a charming village nestled amidst the rolling countryside of Perth and Kinross, Scotland, where tranquility and community combine to create the perfect setting for rural living. Situated just a short drive from both Dundee and Perth, Inchtute offers the best of both worlds, the peace and serenity of village life, with the convenience of nearby urban amenities. From its picturesque setting surrounded by lush green fields and meandering rivers, to its close-knit community atmosphere.

The village itself boasts a range of local amenities, including shops, cafes, and schools, ensuring that residents have everything they need right on their doorstep. Whether you're enjoying a leisurely stroll through the village streets, meeting friends for coffee, or simply soaking in the natural beauty of the surrounding landscape, Inchtute provides a tranquil retreat from the hustle and bustle of city life.

Outdoor enthusiasts will find themselves spoiled for choice with a wealth of recreational activities available nearby. From scenic walks and cycling trails along the banks of the River Tay to golfing at one of the many nearby courses, there's something for everyone to enjoy in this picturesque corner of Scotland.





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