



3B Kinclaven Road, Murthly, PH1 4EY

Offers over £90,000

Kippen  **Campbell** LLP
Estate Agents Your legal and property shield.

This well proportioned first floor flat is located in the village of Murthly. The property is conveniently located within walking distance of the local restaurant, shop and village hall. Benefiting from double glazing, electric heating, driveway parking and a private rear garden. Ideal first-time buy or buy to let investment.

Murthly is a village that lies on the south bank of the River Tay, 9 miles north of Perth. There is a local transport bus service and ample amenities which cater for everyday requirements, primary school, restaurant and small supermarket with Post Office counter.

EPC - D



DESCRIPTION

The property is entered into a small entrance vestibule with access to a large understair cupboard. The stairs lead up to the hall which gives access to all the rooms. There is a good sized storage cupboard and a decorative stained-glass window. The bright and spacious lounge has a front facing double glazed window with Hillarys built-in blinds. Focal point fireplace with electric fire.

The kitchen is fitted with a range of wall and base units with complementary work surfaces and splash back tiling. Stainless steel sink below front facing double glazed window with Hillarys built-in blinds. Free standing appliances comprise washing machine, electric cooker, fridge freezer and tabletop dishwasher.

There are two bedrooms both with rear facing double glazed windows and one has built-in wardrobe with mirror sliding doors.

The bathroom is fully tiled and fitted with a WC, wash hand basin and bath. Side facing double glazed window.

EXTERNAL

The property benefits from a private garden to the rear of the property with fencing on two sides. The garden is laid to lawn with a gravel area at one end. Garden shed. To the side of the property there is a shared gravel drive with a parking space at the rear next to the garden.

MEASUREMENTS

Hall - 18'9 x 4'2 (5.72m x 1.27m)
Lounge - 12'1 x 11'9 (3.68m x 3.58m)
Kitchen - 8'8 x 8'1 (2.64m x 2.46m)
Bedroom 1 - 12'1 x 9'4 (3.68m x 2.84m)
Bedroom 2 - 9'11 x 7'2 (3.02m x 2.18m)
Bathroom - 8'3 x 5'1 (2.51m x 1.55m)

ITEMS INCLUDED

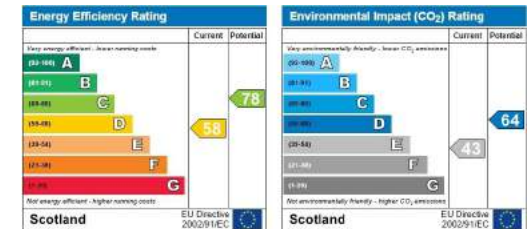
All floor coverings, light fittings and blinds where fitted. Appliances as stated in the kitchen.

VIEWING

Full details of this property can be viewed on our website: www.kippencampbell.com and at www.pspc.co.uk. To arrange to view please contact Kippen Campbell Property Services, 62 South Street, Perth on 01738 638283. Viewing can also be arranged via Perthshire Solicitor Property Centre when this office is closed. Monday - Friday 5.30pm - 9pm, Saturday 9am to 4pm and Sunday 10am to 4pm on 01738 635301 (Monday - Friday evenings and Sunday is a Telephone Service only).

NOTES

Any electrical appliances including any central heating systems are not warranted by the agents. Purchasers should satisfy themselves as to their condition. The measurements have been taken by an ultrasonic distance measurer and are therefore approximate.



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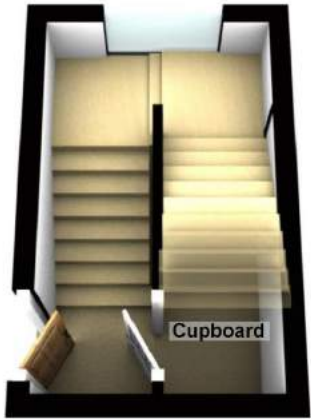
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