



**Mount Tabor Cottage Muirhall Road, Perth, PH2 7BQ**  
**Offers over £178,000**

 2  1  1  D



# Mount Tabor Cottage Muirhall Road Perth, PH2 7BQ

- Charming cottage
- Spacious lounge
- Private area of garden
- Gas central heating
- 3 bedrooms
- Off-street parking
- Sought-after area
- Easy access to travel links

A charming and very unique 2 bed (and an office) semi-detached cottage located in the highly sought-after Kinnoull area of Perth. Homes of this type and size are rare to the incredibly, even more so in this particular location. Deceptive in size, the property would be mainly suited to those looking for the main accommodation spread across one level (ie lounge, kitchen, bathroom and a double bedroom) with an occasional guest bedroom and an office upstairs.

The property is entered to the rear where a door leads into a vestibule area and central hallway. On this floor there is an attractive lounge, a dining kitchen with underfloor heating, double bedroom and a bathroom with separate shower cubicle. On the first floor there is a single bedroom and a double bedroom.

To the front of the property there is a small strip of land which leads round the side to the rear and a pleasant slabbed patio. There is also an area of private garden ground to the very back and parking shared with the adjoining property – plenty of space to come and go from both properties. It's also worth noting that the rear of the property is south-facing making it a great space for sunny days, relaxing and al-fresco dining.

Offers over £178,000





## Location

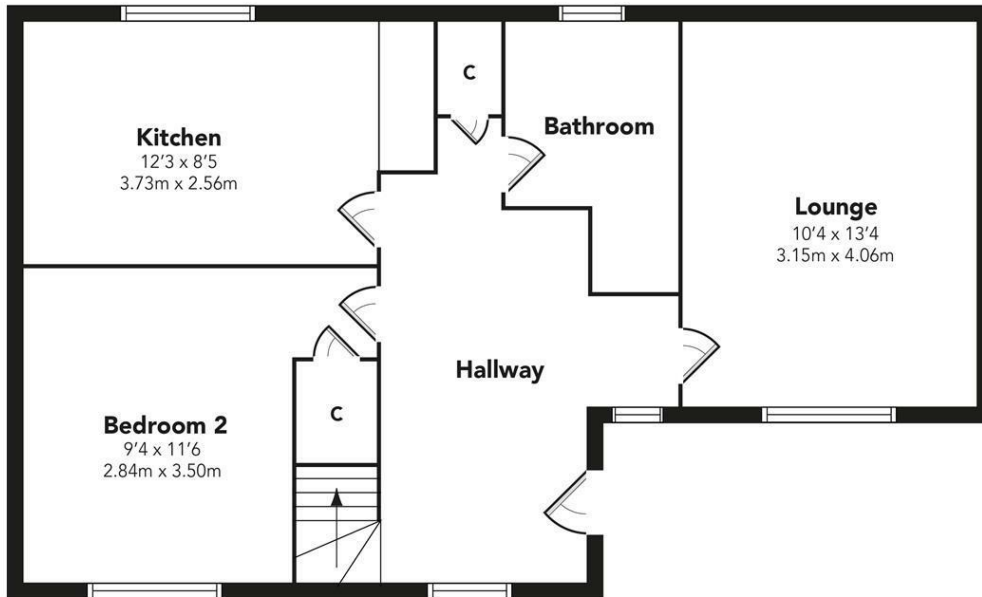
The property is located within the Kinnoull area of Perth, long regarded as one of Perth's most sought-after areas. The location gives easy access into the city centre and travel links to destinations across the country via the nearby Dundee Road and M90 dual carriageway. Within walking distance there is also a regular bus service and some pleasant walks including the iconic Kinnoull Hill.



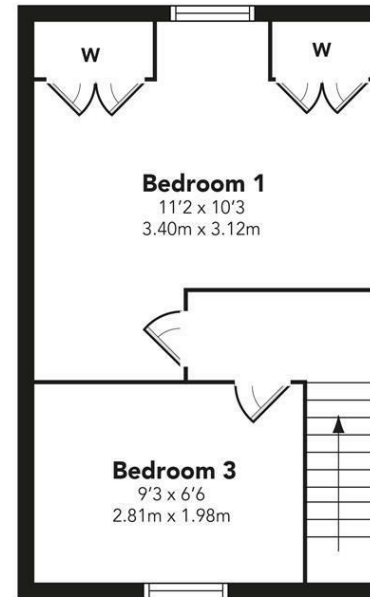




**GROUND FLOOR**



**FIRST FLOOR**



Floorplans are indicative only - not to scale  
Produced by Plush Plans Ltd

**Viewing**

Please contact our Perth Office on 01738 260 035 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
58	88	51	87
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small> <small>EU Directive 2002/91/EC</small>		<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small> <small>EU Directive 2002/91/EC</small>	

