



Easter Shian , Cargill, PH2 6DT
Offers over £150,000



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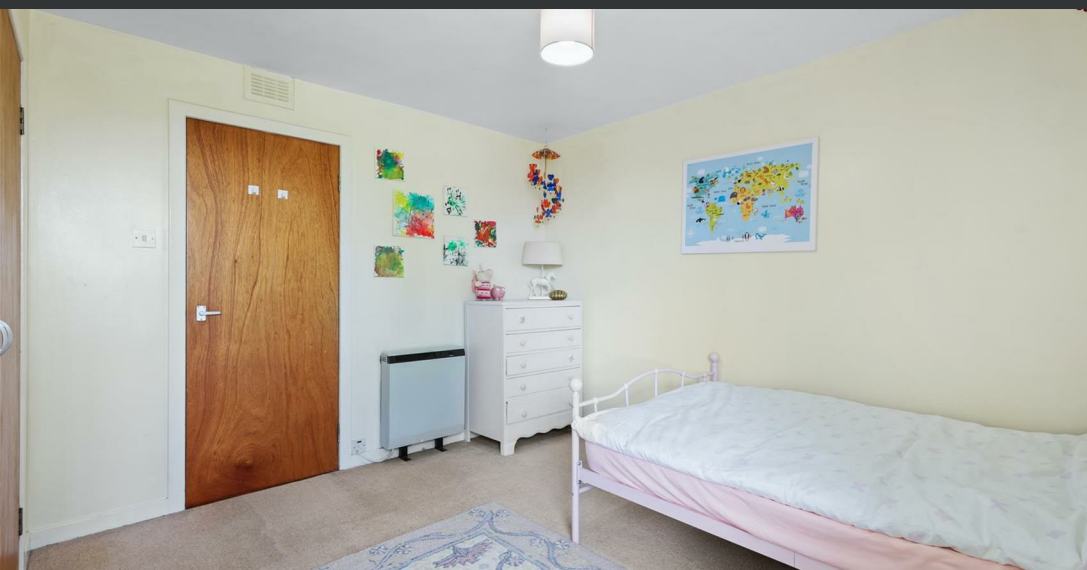
- Two-bedroom ground-floor apartment
- Spacious living/dining room
- Contemporary bathroom with bath and shower
- Generous double bedrooms with leafy views
- Gravel driveway with ample parking
- Historic converted church setting
- Modern fitted kitchen with ample units
- Tall feature windows flooding rooms with light
- Privately owned garden grounds
- Peaceful countryside location

Easter Shian presents a rare opportunity to purchase a truly unique two-bedroom ground-floor apartment set within a stunning converted historic church. The property combines period character with modern comforts, offering generous proportions and an abundance of natural light through its tall feature windows.

The accommodation comprises a spacious living room with dining area, stretching the full depth of the home and designed to provide flexible space for relaxing and entertaining. The kitchen has been thoughtfully modernised with sleek white units, wooden worktops and striking green tiled splashbacks, complemented by integrated appliances and ample storage. Both double bedrooms are exceptionally well sized, each with large windows that frame leafy views of the surrounding grounds. The contemporary bathroom is finished to a high standard, featuring a bath, separate shower enclosure, vanity unit and modern tiling. Externally, the property benefits from its own private area of garden, offering an open lawn and seating area bordered by mature trees, creating a peaceful and private setting. To the front, there is a gravel driveway providing ample off-street parking. Easter Shian offers a rare combination of historic charm, countryside tranquillity and stylish modern living, making it a perfect home or investment for those seeking something truly special in Perthshire.

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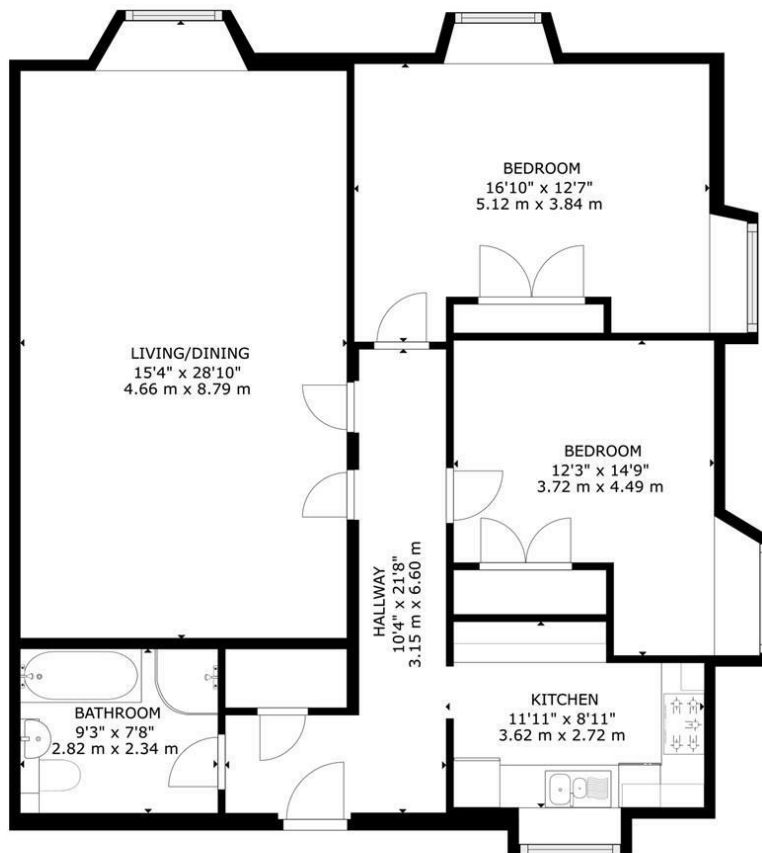




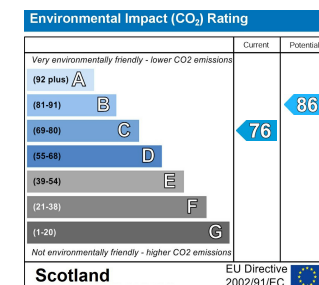
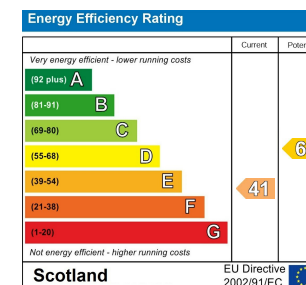
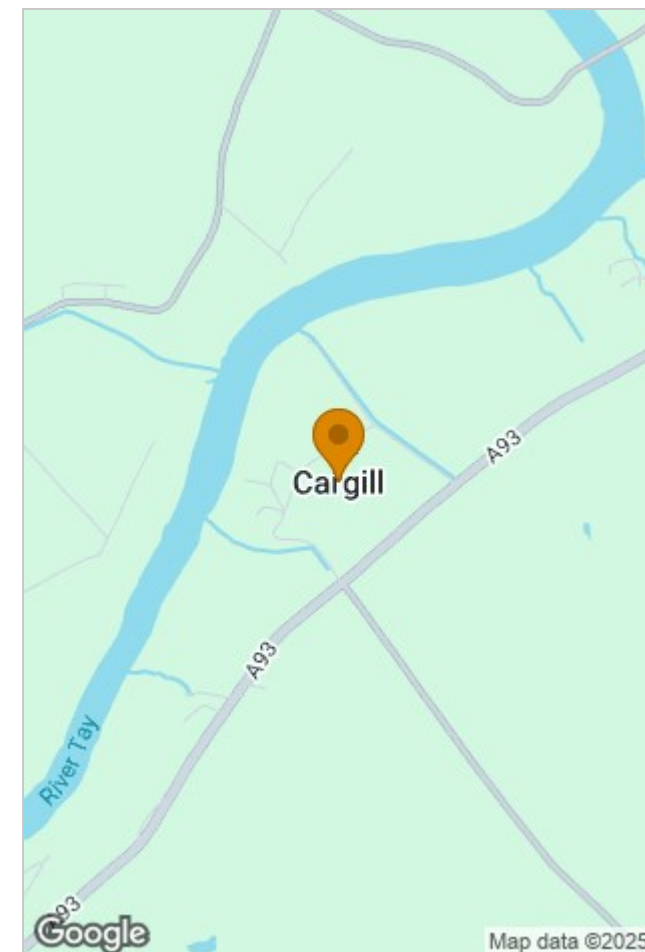
Location

Easter Shian sits in the charming rural hamlet of Cargill, surrounded by rolling Perthshire countryside yet within easy reach of amenities. The property enjoys excellent transport links, with the A93 providing swift access to Perth (around 15 minutes) and northwards towards Blairgowrie. Perth itself offers an array of shops, restaurants, leisure facilities and highly regarded schools. The River Tay and surrounding landscapes provide opportunities for walking, cycling, and outdoor pursuits, while golf courses and historic attractions are also nearby. Easter Shian strikes the perfect balance between tranquil country living and convenient access to urban centres.





GROSS INTERNAL AREA
FLOOR 1: 1185 sq ft, 110.12 m²
TOTAL: 1185 sq ft, 110.12 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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