



11 North Green | The Green Spittalfield | Perth | PH1 4JT

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|-------------------|---|--------------------------|
| • RECEPTION ROOMS | 1 | • ENCLOSED GARDEN |
| • BEDROOMS | 2 | • PARKING |
| • SHOWER ROOM | 1 | • QUIET RESIDENTIAL AREA |



OFFERS OVER
£220,000

11 NORTH GREEN, THE GREEN

A charming traditional stone cottage offering deceptively spacious accommodation, ideally suited to family living.

The property features a cosy yet spacious living room with a log burner, creating a welcoming focal point, and a newly fitted modern kitchen. A useful rear porch provides additional practical space, while the ground floor also benefits from a shower room and two well-proportioned double bedrooms and a laundry room.

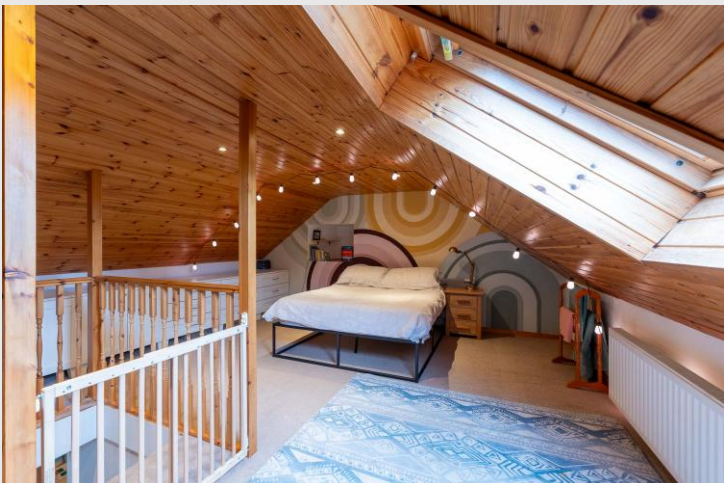
A particular highlight is the fabulous attic space, currently utilised by the owners as an additional bedroom and office area, with excellent storage. This versatile space offers considerable flexibility to suit a variety of needs.

Externally, the property enjoys enclosed gardens to both the front and rear. The rear garden incorporates a summer house, a lawn and patio area, providing an attractive setting for relaxing and outdoor enjoyment. Further benefits include parking for three cars and a large shed situated within a separate area at the end of the north green, which is leased from the estate at a cost of £12 per month.

Situated opposite the village green, and combining traditional character with modern comforts, versatile accommodation and attractive garden grounds, this delightful cottage would make an ideal family home.

LOCATION

Spittalfield is a charming historic village in the heart of Perthshire, ideally situated between Dunkeld and Blairgowrie. The village is characterised by traditional cottages arranged around a village green, reflecting its origins as a planned weaving settlement dating back to the 18th century. The area offers a peaceful rural setting with opportunities for walking, cycling and enjoying the beautiful Perthshire landscape. Local amenities include a village shop and post office, with a wider range of shops, cafés, restaurants, schooling and leisure facilities available in nearby Dunkeld and Blairgowrie. Perth is also within a convenient driving distance.





DIRECTIONS

From The Cross in Dunkeld, turn right onto Bridge Street, and turn left before the bridge following signs onto the A984 Caputh/Coupar Angus and follow this road for about 6 miles towards Spittalfield. On reaching the village, turn left into The Green, where the property is situated at the far end of the row.

FIXTURES & FITTINGS

All fixtures and fittings are included in the sale unless otherwise stated.

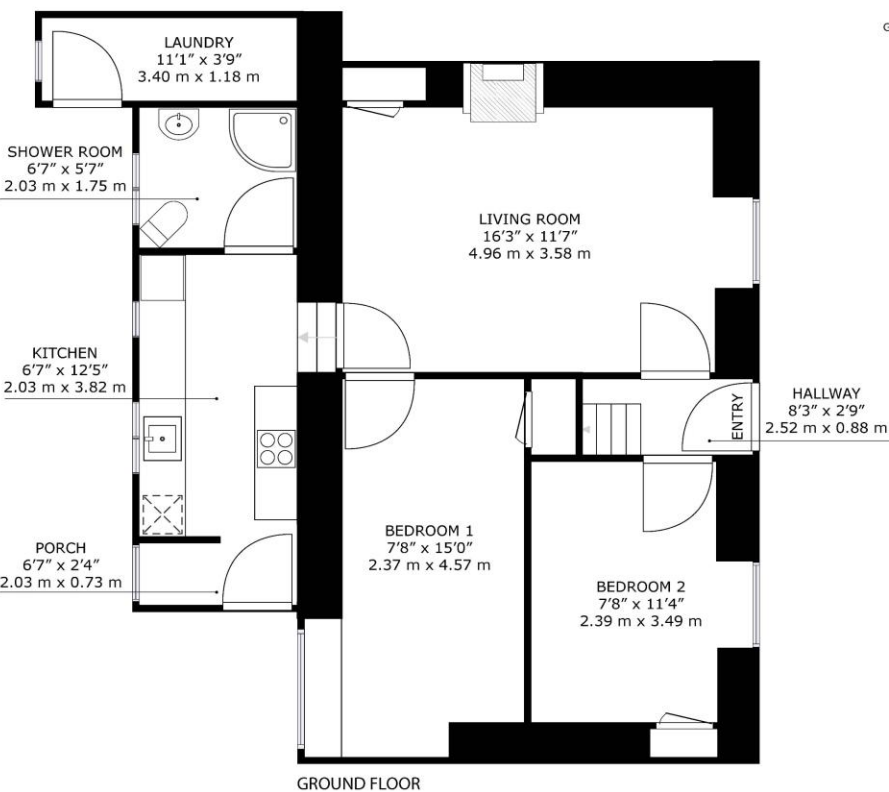
VIEWINGS

By appointment with J & H Mitchell Solicitors & Estate Agents.

01796 472606 | property@jandhmitchell.com | www.jandhmitchellproperty.co.uk

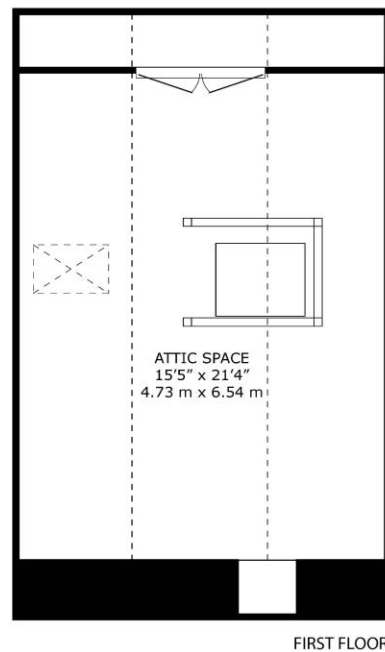
EPC RATING E

COUNCIL TAX BAND B



11 North Green, Spittalfield, Perth PH1 4JT

GROSS INTERNAL AREA
 GROUND FLOOR : 664 sq. ft, 61.7 m², FIRST FLOOR : 377 sq. ft, 35.0 m²
 EXCLUDED AREAS: LAUNDRY 43.2 sq. ft, 4.0 m²
 TOTAL: 1041 sq. ft, 96.7 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Whilst every attempt has been made to ensure the accuracy of the details in these sales particulars, any measurements of doors, windows, rooms, other items and distances are purely for illustrative purposes and should be taken as a guide. Nothing in these particulars is a statement as to the structural condition of the property, poor or otherwise, nor that any services, appliances, facilities or equipment are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase.