



## Drum Mohr | Main Street Bankfoot | PH1 4AB

- |                   |   |                     |
|-------------------|---|---------------------|
| • RECEPTION ROOMS | 3 | • VILLAGE LOCATION  |
| • BEDROOMS        | 3 | • LARGE CORNER PLOT |
| • BATHROOMS       | 2 | • GARAGE & CARPORT  |



OFFERS OVER  
£285,000



## DRUM MOHR

We are delighted to present this charming former Nurse's Cottage to the market, which offers versatile accommodation over two floors.

The ground floor comprises an inviting split-level living/dining room featuring a Morso wood burning stove, the kitchen complete with oil fired Rayburn range cooker, a family room adjacent to the kitchen and a shower room.

Upstairs there are two double bedrooms with built-in wardrobes and extensive views, a single bedroom, a cozy reading nook on the landing and a second shower room.

The property sits in a corner plot and can be accessed by both a gated pathway and a driveway on Main Street and also has a garage and car port at the rear of the property accessed via Cairneyhill Road, providing ample parking for several cars

The low maintenance garden has a combination of paving, gravel and lawn areas, and benefits from additional outbuildings, a log store, greenhouse and a summer house.

This sizeable plot has a south facing outlook and offers great potential for an extension or further development with the appropriate planning consent.

## LOCATION

Bankfoot is a charming village only 8 miles north of Perth and 7 miles south of Dunkeld ideally situated for easy access to the A9. The village has a primary school, a church centre, a tennis club, a bowling club, a badminton club, a local store, a pub and a hairdresser, The Stewart Tower Dairy and Taste Perthshire are also nearby.





## DIRECTIONS

From the A9 take the slip road for Bankfoot, join the B847 and continue towards the village passing the tennis courts on your left. At the junction between Perth Road and Cairneyhill Road you will find the property on your right.

## FIXTURES & FITTINGS

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

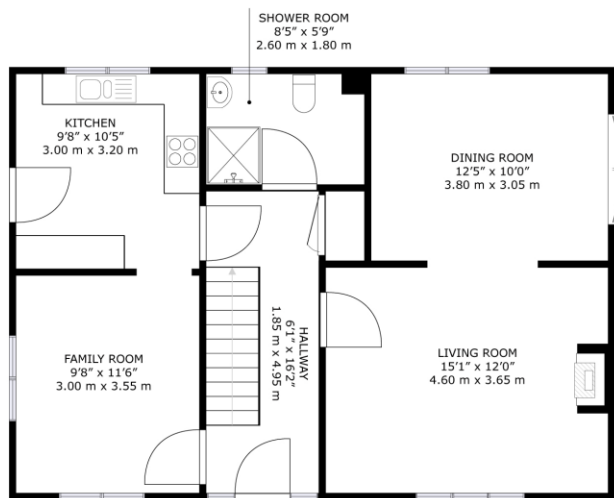
## VIEWINGS

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

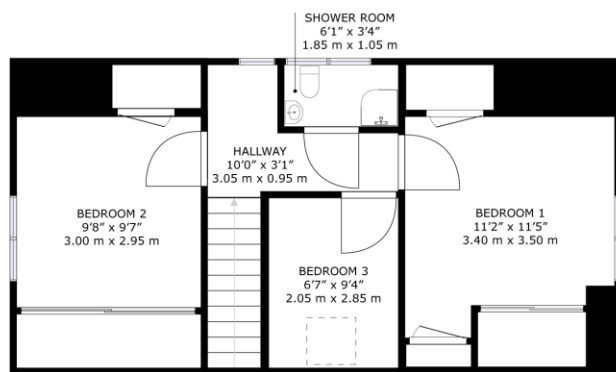
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## EPC RATING D

## COUNCIL TAX BAND D



GROUND FLOOR



FIRST FLOOR

## Drum Mhor, Main street, Bankfoot PH1 4AB

GROSS INTERNAL AREA  
GROUND FLOOR : 767 sq. ft, 71.3 m<sup>2</sup>, FIRST FLOOR : 431 sq. ft, 40 m<sup>2</sup>  
TOTAL: 1198 sq. ft, 111.3 m<sup>2</sup>  
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.