



## TO LET - Lowndes House, Inchmartine, Inchture, Perth, PH14 9QQ

Lowndes House is a traditional 4 bedroom detached property which has recently been renovated and insulated to the highest of standards.

- Fully renovated 4 bedroom property
- Rural yet highly accessible location
- Good access to nearby road and rail networks
- Private gated entrance
- Available now
- £2250 per calendar month

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**OnTheMarket**



The property provides spacious accommodation over two floors comprising:

Ground Floor - Entrance Hall, WC, Large open plan Kitchen dining room, Living Room, Shower Room (which is disabled friendly)

First Floor - Bedroom 1, WC, Bedroom 2, Bedroom 3, Bathroom with Shower, Bedroom 4





The property has been fully renovated and insulated to a very high standard throughout. The newly installed kitchen benefits from a boiling tap, all new appliances including a double oven, Integrated double Fridge Freezer, Integrated dishwasher, Washing machine & tumble dryer. The kitchen island being host to a mains gas hob and wine cooler.

The property benefits from under floor heating which is controlled by a nest system for easy operation when at home and remotely. There is a high speed internet connection available on a subscription basis as well as a security alarm and camera system.

Externally the property benefits from a secure garden space which is mostly laid to lawn with some trees and shrubs for privacy. The property is accessed via its own driveway which has electric gates installed which can be operated remotely.

The location of the property provides rural yet highly accessible with Dundee being 6 miles distant and Perth being 14 miles distant. The nearest airport is Edinburgh which can be reached in under 1 hour.



- Deposit £4,500
- Council Tax Band F
- Unfurnished
- Pets Considered
- Four bedrooms
- Gas heating
- Large Garden with tarmac parking area
- Available now
- EPC: C(77)
- Landlord reg: 146678/340/05350

