



Bowerswell Lodge, Bowerswell Road, Perth,
Perthshire, PH2 7DF

This is a charming three bedroom detached house which was formerly the gate lodge to Bowerswell House. It is located within a most popular residential area of Kinnoull, Perth. The property has been well maintained and has many period features. There is a kitchen/sitting room extension to the rear of the building added in recent years with further features throughout the house including an en-suite bathroom off one of the upper bedrooms and a Jack and Jill style shower room located off the entrance hall and linking to the ground floor bedroom.

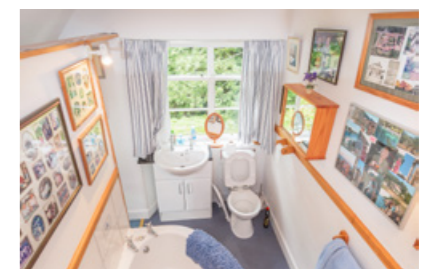
The internal accommodation is a combination of old and new in style and layout. It is heated by a gas-fired central heating system and a living flame coal effect gas fire in the living room. The patio doors and windows to the kitchen/dining/sitting room are double-glazed. There is a floored and lined attic space accessed from the hallway via a fold down ladder giving a most useful area for extra storage, or as a study/ computer room.

Externally, the shared entrance drive off Bowerswell Road provides ample private parking to the front and side of the property. There is a secluded garden to the side of the house which links through to an enclosed courtyard to the rear. This can also be accessed from the side driveway via wrought iron gates. There is a small summer house and area of decking within the courtyard.

Perth City centre is within reasonable walking distance. The Dundee Road is at the bottom of Bowerswell Road and gives easy access onto the A90 dual carriageway to Dundee and onto Friarton Bridge linking to the motorway system to the central belt.

Viewing is strongly recommended to fully appreciate this period building, its secluded location and its proximity to amenities.

- Former Lodge House
- Private courtyard garden
- Enclosed side garden
- Period features
- 3 bedrooms
- Ample car parking
- Modern kitchen-sitting room extension
- 2 En-suite facilities
- Reasonable walking distance to city centre
- Straightforward access to motorway
- Countryside walks close by
- EPC Rating E



Room Dimensions

Lounge	20'8 x 12'9	(6.30m x 3.89m)
Kitchen	16'3 x 11'3	(4.95m x 3.43m)
Sitting-Dining Area	13'5 x 11'11	(4.09m x 3.63m)
Utility	8'5 x 7'5	(2.57m x 2.26m)
Jack & Jill Shower Room	9' x 8'5	(2.74m x 2.57m)
Bedroom	12'2 x 11'6	(3.71m x 3.51m)
Bedroom	13'2 x 12'7	(4.01m x 3.84m)
Ensuite Bathroom	7'11 x 4'9	(2.41m x 1.45m)
Bedroom	11'5 x 11'4	(3.48m x 3.45m)

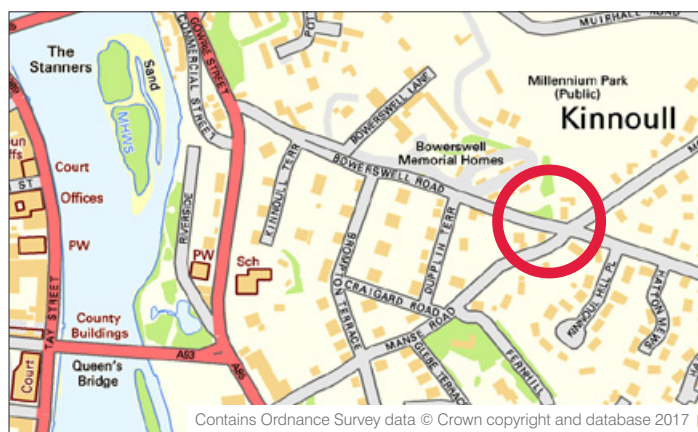


Ground Floor



First Floor

Illustrative only. Not to scale.



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Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information.

Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.

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