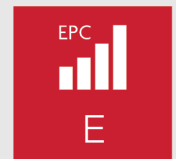




**Thorntons**  
The right way to move

## Newmiln North Cottage, Newmiln

Guildtown, Perth  
PH2 6AE







## Summary

This charming four-bedroom end-terraced cottage is ideally situated in picturesque countryside, just a short drive or bus journey away from central Perth. In addition to four flexible bedrooms, the fully renovated property features a bathroom with a shower-over-bath, a utility room adjoining a second WC, a homely living room with a log burner, and a light-filled dining kitchen (with underfloor heating) that is exceptionally well-appointed and opens onto the enclosed south-facing rear garden. Good private parking completes this delightful proposition. Extras: All fitted floor/window coverings, stove, washing machine, dryer, wood burning stove, and light fittings are included in the sale. Please note: Some of the rooms have been virtually staged from actual photographs of the rooms.

## Features

- Picturesque setting, just outside Perth
- Charming and spacious mid-terraced cottage with fully renovated interiors
- Entrance hall
- Homely living room with a log burner
- Fantastic south-facing dining kitchen with garden access
- Four bedrooms (two doubles and two singles)
- Bathroom with shower-over-bath
- Utility room and second WC
- Enclosed south-facing rear garden
- Private multi-vehicle driveway
- Central and underfloor heating, double glazing



"The spacious, extended cottage is in turn-key condition, with a tasteful contemporary design and characterful traditional details."









"Families are well-catered with four bedrooms, space for dining and relaxation, multiple WCs, a sunny secure garden, and private parking."







# Floorplan



Total area: approx. 122.2 sq. metres (1315.4 sq. feet)



# Thorntons

The right way to move

## Our Branches

### ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA  
01333 310481  
anstrutheea@thorntons-law.co.uk

### ARBROATH

165 High Street, Arbroath, DD1 1DR  
01241 876633  
arbroathea@thorntons-law.co.uk

### BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA  
0131 663 7135  
bonnyriggea@thorntons-law.co.uk

### CUPAR

49 Bonnygate, Cupar, KY15 4BY  
01334 656564  
cupareaa@thorntons-law.co.uk

### DUNDEE

Whitehall House, 33 Yeaman Shore  
Dundee DD1 4BJ  
01382 200099  
dundeaaa@thorntons-law.co.uk

### EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket  
Terrace, Edinburgh, EH12 5HD  
0131 297 5980  
edineaa@thorntons-law.co.uk

### FORFAR

53 East High Street, Forfar, DD8 2EL  
01307 466886  
forfarea@thorntons-law.co.uk

### MONTROSE

55 High Street, Montrose, DD10 8LR  
01674 673444  
montroseaa@thorntons-law.co.uk

### PERTH

7 Whitefriars Crescent, Perth, PH2 0PA  
01738 443456  
pertheaa@thorntons-law.co.uk

### ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR  
01334 474200  
standrewsea@thorntons-law.co.uk



@ThorntonsPropertyServices



@thorntonsproperty



@ThorntonsPS

Thorntons is a trading name of Thorntons Law LLP  
Regulated by The Law Society of Scotland