



Mansecroft, Kirkton Of Glenisla

| Glenisla | PH11 8PH

Thorntons 
Let's get a move on!





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Description

Enjoying a tranquil location within rural Perthshire in the hamlet of Glenisla, is this well appointed detached family bungalow. The property boasts an elevated position to make the most of the stunning views and open countryside. The bungalow is substantial in size and offers a flexible family living space with approximately 3.5 acres of land.





Description

The property is entered into a bright entrance vestibule and through to a large reception hallway. The southerly lounge is located to the front and is exceptionally generous in proportions with feature fireplace and Thurlow multi fuel stove. The lounge also features sliding patio doors out onto a raised balcony with feature glass balustrade further enhancing the views. The large kitchen diner is located off with sliding doors and double aspect windows. There is ample space for table and chairs and the kitchen itself is finished with a range of modern wall and base units, range oven and extractor hood. The dishwasher and American style fridge freezer are also included within the sale. The family conservatory is south westerly facing and overlooks the pond with French doors to outside. There is a second conservatory to the rear with slate tiled floor and French doors to outside which adds another reception area to this sizeable home. There is also a good sized utility room and cloakroom to the rear and a home office/bedroom 5 accessed from the rear hallway.

The family bathroom offers a generous suite with large spa bath and separate shower enclosure. There are four further large double bedrooms all benefiting from fitted wardrobes and the master suite offers a walk in wardrobe and contemporary ensuite shower room.

Outside the property is set within approximately 3.5 acres of land with a pond and paddock to the front and side and further field with stables and pony school to the rear with separate access. * Please note there is also grazing land available for rent by separate negotiation. There is a double garage and large landscaped gardens to the front and side maximising the views. There is a large gravel driveway with parking for several cars to the rear along with log shed. There is further basement storage with outside access under the house. The property is also extremely energy efficient with solar panels and air source heat pump.



Glenisla is a rural hamlet lying approximately 10 miles from the market towns of Alyth and Kirriemuir both approximately 15 minutes driving time by car. The area is sparsely populated with a wide range of local facilities available within Alyth, Kirriemuir and Blairgowrie. There is straightforward access to A93 and major arterial roads making this a property within commuting distance to all surrounding towns along with Perth, Dundee, Edinburgh & Aberdeen city centres. The surrounding area offers a wealth of outdoor pursuits including hill walking, fishing, shooting and skiing all within 15 minutes. There are seven golf courses within a 40 minute drive including Strathmore & Rosemount. Properties of this nature are rare to the market and early viewing is highly recommended. EPC - B.

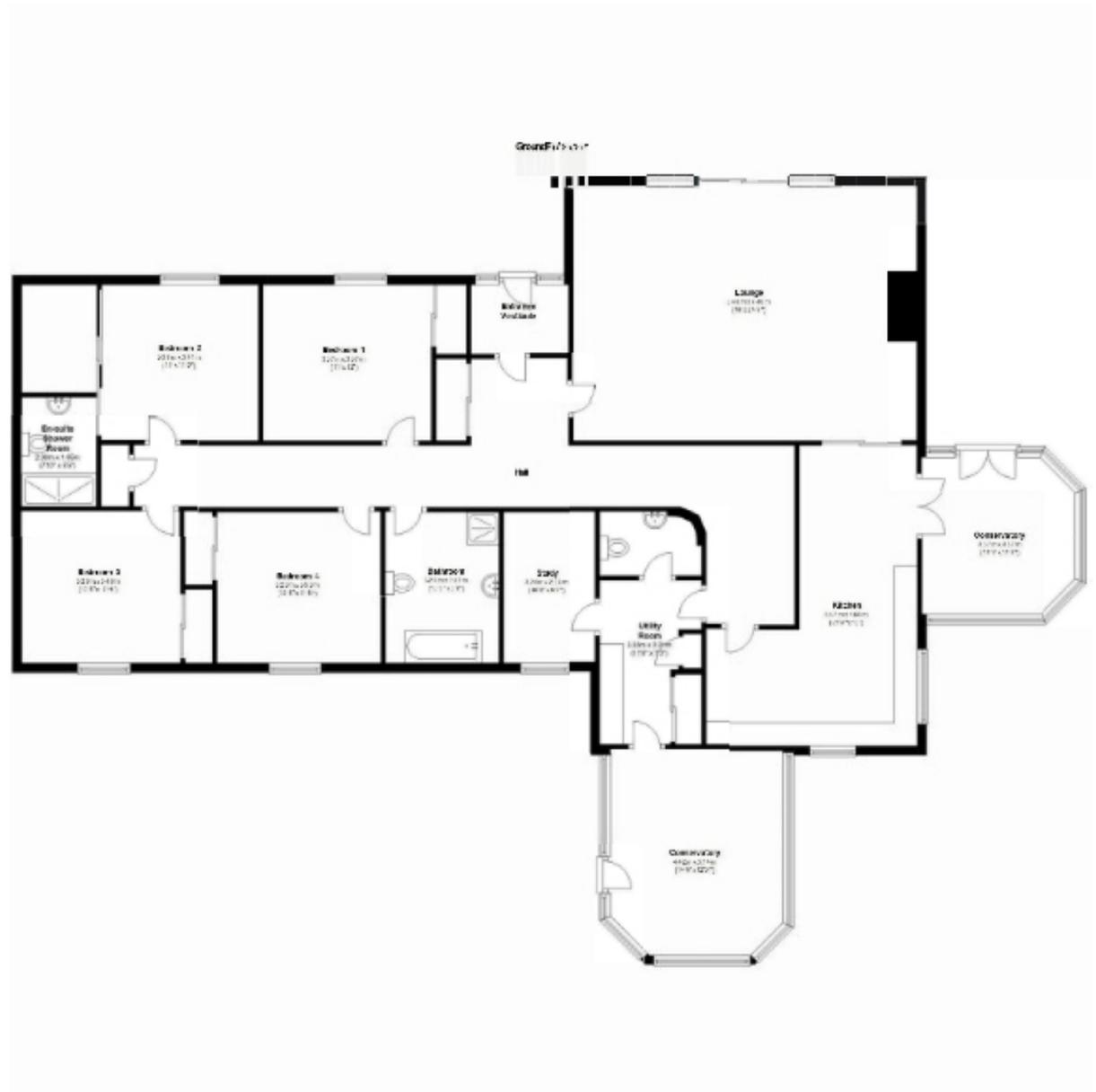
Home Report Valuation £390,000







Lounge	7.19m x 5.59m	23'7" x 18'4"
Kitchen / Dining Room	6.50m x 3.51m	21'4" x 11'6"
Conservatory	3.96m x 3.68m	13'0" x 12'1"
Utility Room	3.43m x 1.60m	11'3" x 5'3"
Rear Conservatory	4m x 4m	13'1" x 13'1"
Bedroom 5 / Office	2.67m x 2.03m	8'9" x 6'8"
W.C.	1.27m x 0.94m	4'2" x 3'1"
Family Bathroom	1.96m x 2.36m	6'5" x 7'9"
Bedroom 1	4.19m x 3.35m	13'9" x 11'0"
Ensuite	1.57m x 1.45m	5'2" x 4'9"
Bedroom 2	3.53m x 4.19m	11'7" x 13'9"
Bedroom 3	3.61m x 3.28m	11'10" x 10'9"
Bedroom 4	3.71m x 3.48m	12'2" x 11'5"



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