



Offers Over £379,950



Located within the picturesque village of Glenfarg, is this spacious detached traditional villa enjoying an elevated position enhancing the surrounding views. The property sits within its own enclosed gardens and benefits from sash and case windows, traditional features and LPG central heating.

The entrance porch features etched picture glass and opens into the bright and welcoming hallway with all accommodation off and solid wood balustrade on staircase to upper level. The lounge is generous in size and boasts a bay window, original ceiling cornice and open fireplace. The dining room is also situated to the front with stripped wooden floors and feature fireplace with open fire. To the rear is the attractive family room with double doors out onto the side garden and wood burning stove. There is also a useful double shower room on the ground level with stylish mosaic wet wall panelling. The hub of the home is the newly fitted family kitchen to the rear with a range of stylish wall and base units and range oven with five burner hob. The washing machine, dishwasher and tumble drier have all been fitted within the design and the solid wood worktop with coordinating slate floor tiles compliments the finish of the room. There is ample space for table and chairs along with a large picture window framing the spectacular views across the church and steeple.

Upstairs the stain glass window on the half landing provides natural light and leads to the four double bedrooms along with a fifth single room currently utilised as a home office. There is also a family bathroom with white suite and shower over bath.

The property boasts many traditional features including high ceilings enhancing the feeling of space.

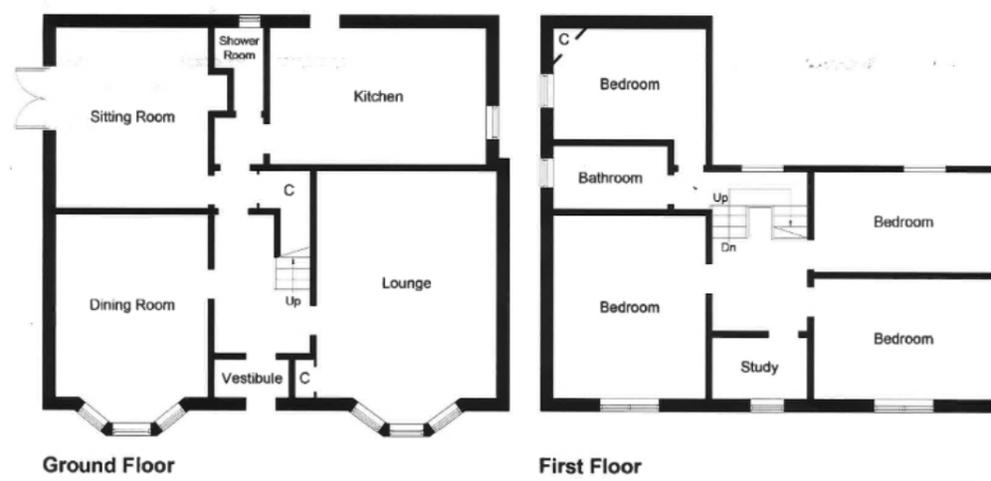
Outside the property is set within enclosed mature gardens with a range of plants and shrubbery. There is also a useful wood store and outhouse shed to the rear.

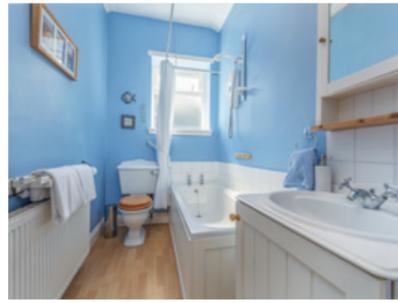
Glenfarg is a small village but with lots to offer. In addition to good local amenities which include a shop, church, garage, village hall and tennis courts, there are also over 30 clubs and organisations for all age groups. A network of signed and graded walking paths exists in addition to safe cycle routes. There is a village Primary school with secondary education being provided by Kinross High School. A range of private schools including Dollar Academy, Strathallan, Kilgraston and Craigclowan are also nearby. The property is ideally located for ease of access North to Perth and beyond, East to Dundee and Edinburgh to the South. Properties of this nature are rare to the market and early viewing is recommended.



Room Dimensions

Lounge	14' x 21'8	(4.27m x 6.60m)
Dining Room	12'1 x 15'5	(3.68m x 4.70m)
Family Room	11'10 x 14'0	(3.61m x 4.27m)
Shower Room	7'7 x 5'9	(2.31m x 1.75m)
Kitchen Dining Room	10'6 x 16'8	(3.20m x 5.08m)
Bedroom 1	13'8 x 8'6	(4.17m x 2.59m)
Bedroom 2	11'10 x 14'2	(3.61m x 4.32m)
Bedroom 3	13'6 x 8'8	(4.11m x 2.64m)
Office/Bedroom	5'7'7 x 6'6	(2.31m x 1.98m)
Family Bathroom	8'10 x 4'11	(2.69m x 1.50m)
Bedroom 4	10'3 x 13'2	(3.12m x 4.01m)





Thorntons

Let's get a move on!

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3 Public



5 Bed



2 Bath



EPC Rating

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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.

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