



▶ To view the HD video click here







A magnificent, four-bedroom luxury family home forming part of an exclusive steading development on the hillside above Bridge of Earn with outstanding views over the surrounding countryside.

This prestigious development of twelve- four- and five-bedroom homes was completed in 2011 by GSK developments to an exceptionally high standard.

Some of the many outstanding features of the property include; high specification fixtures and fittings throughout, double glazed windows, quality floor coverings, feature wood burning stove, underfloor heating in both en suite shower room plus family bathroom, private parking, wood store and an integral single garage.

The accommodation which is formed over two levels, measures 2196 sqft (2034 sqft excluding garage), offers the majority of bedrooms on the ground floor and reception space on the upper level to take full advantage of the exceptional views.

Ground Floor – welcoming reception hallway giving access to three double bedrooms (the principal bedroom benefiting from an en suite shower room), fantastic family bathroom and useful utility area. The integral garage also forms part of the ground floor.

First Floor – impressive sitting room with vaulted ceiling and attractive window seats, wood burning stove and incredible views to both the front and rear of the property. There is an additional open plan living and dining area adjacent to the high specification kitchen which features ceiling windows which floods the room with natural light. There is a double bedroom on this level and completing the accommodation is a convenient WC.

Externally there is a covered private terrace to the rear. The majority of garden is to the front of the house and mainly laid to lawn. There is a private multi-car driveway for parking to the front, as well as further parking in the communal courtyard to the rear.

AT A GLANCE

Exclusive steading development

Four-bedrooms (principal bedroom benefiting from an en suite shower room)

Impressive sitting room with vaulted ceiling, large windows and attractive window seats

Fantastic family bathroom

Additional open plan living and dining area

WC

Private multi-car driveway for parking to the front, and additional communal parking to rear

Garden laid to lawn to the front

THE FINER DETAIL

High specification fixtures and fittings throughout

Large double glazed windows

Feature wood burning stove

Underfloor heating in both en suite shower room plus family bathroom

Useful utility area

Incredible views

Integral single garage

EPC – D











There are some fantastic walks right from your doorstep, the field is frequently visited by roe deer plus a local fox and red squirrels are in the woodland adjacent to the house. All residents own 1/12th share of the field to the rear, which specifically prevents the building of any structure on it, meaning the fantastic view is protected forever.

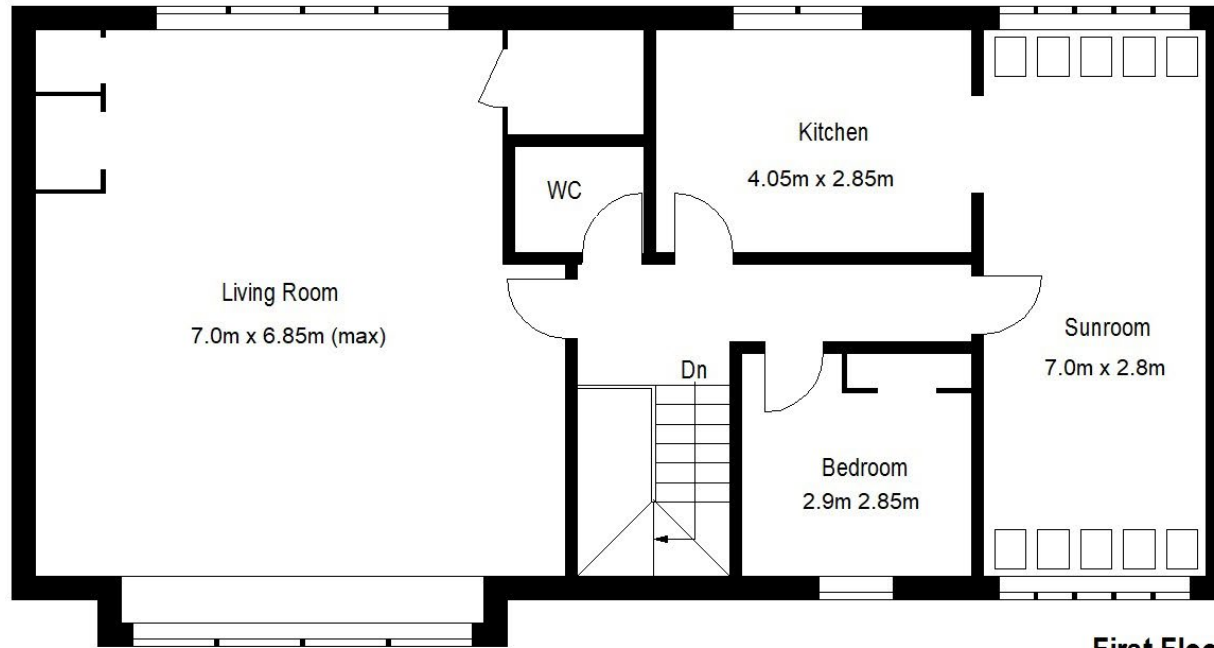
West Dron is positioned in the Perthshire valley of Strathearn and is within easy reach of Bridge of Earn and within four miles of the M90. Perth is considered one of the most desirable Scottish towns in which to live and has an excellent range of shops, supermarkets and professional services and is in a pivotal position with motorway and dual carriageway connections to all the major cities of central Scotland. Perth also has a railway station with services to Edinburgh, Glasgow, Dundee, Aberdeen and Inverness. Recreational opportunities in and around Perth are excellent. Scone Palace, one of Scotland's finest stately homes, is just a few miles away. There is National Hunt racing and polo at Scone, which also hosts the Game Conservancy's Scottish Fair. There are numerous good golf courses nearby, including a number of town courses, Murrayshall, and Rosemount at Blairgowrie. Perth is a gateway to the Highlands with ample opportunities for hillwalking and skiing at both Glen Shee and Aviemore. Gleneagles Hotel, the great "Palace in the Glen", is only 14 miles away. It is a resort geared for enjoyment and offers a wide range of sports and leisure facilities, many of which are available to non-residents of the hotel. In addition to the three 18-hole Championship golf courses, and the nine-hole Wee Course, there is a Golf Academy and practice ground. There are a good number of private schools nearby including Craigclowan Preparatory School, Strathallan, Glenalmond and Kilgraston.



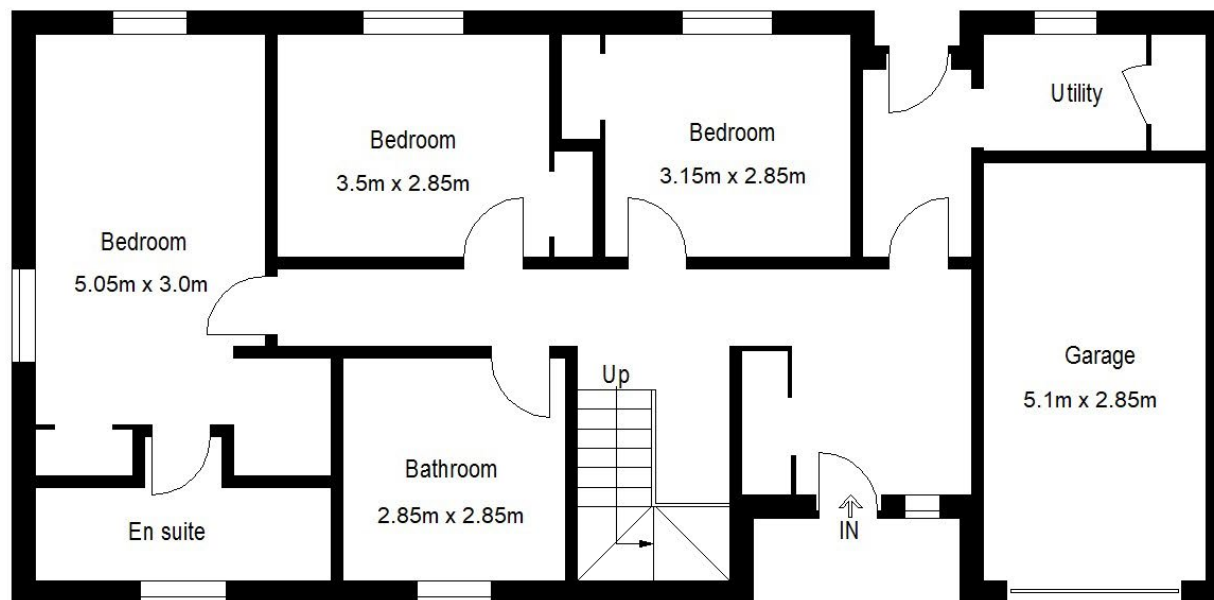








First Floor



Ground Floor



12 CLACHAN VIEW
WEST DRON
BRIDGE OF EARN PH2

EPC Band D

Approx gross internal area 2034 sqft | 189 sqm

Property reference XT2132

Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points.







Find out more contact Clyde Property Perth: 26 George Street, Perth PH1 5JR. T: 01738 507070 F: 01738 629439 E: perth@clydeproperty.co.uk



clydeproperty.co.uk

