



 To view the HD video click here







This beautifully presented four bedroom detached bungalow occupies a prime position within an exclusive development within the peaceful village of Tibbermore just five miles from Perth.

The surrounding area boasts some of Scotland's finest scenery with a wealth of country walks and outdoor pursuits on offer and the popular Glogburn Farm Shop and Restaurant close-by.

Tippermore Close is ideally placed for easy access to all shopping, business and leisure amenities, and local primary schooling available nearby. There is a good choice of secondary and private schooling just a short drive away and the outer-ring motorway at Broxden interchange provides easy commuting to the railway and bus stations including the park and ride service, and all major cities and airports in the central belt, and north.



AT A GLANCE

Detached bungalow

Four double bedrooms (principal features

dressing area with en suite facilities and French doors to outside)

rear facing sitting room Double opening French doors out onto the enclosed rear garden

Family dining room

Fully fitted kitchen

Contemporary main bathroom

Driveway

Fully enclosed rear garden

THE FINER DETAIL

Prime position

W.C cloakroom

Utility area

Full fibre broadband

Air Source Heat Pump heating

EPC - C













Constructed by Ribbon Homes in 2018, the bungalow offers deceptively spacious, versatile accommodation designed to the highest specifications, the emphasis placed on quality fixtures and fittings with tasteful, neutral decoration throughout.

Accommodation measures 1797 sqft and in full comprises; welcoming entrance porch, bright reception hallway and spacious W.C cloakroom. The attractive, rear facing sitting room is entered via double hardwood doors and is particularly generous in size boasting double opening French doors out onto the enclosed rear garden. The family dining room is located off the sitting room and on open plan with the stylish, fully fitted kitchen with utility area off and door to the side garden. The principal bedroom is also generous in size with fitted wardrobes and a feature dressing area with en suite facilities. The principal also offers double opening French doors to outside. There are three further double bedrooms all

with fitted wardrobes and a contemporary main bathroom. Heating is provided by an Air Source Heat Pump which offers a cost-effective and environmentally friendly heat source which does not utilize fossil fuel heating.

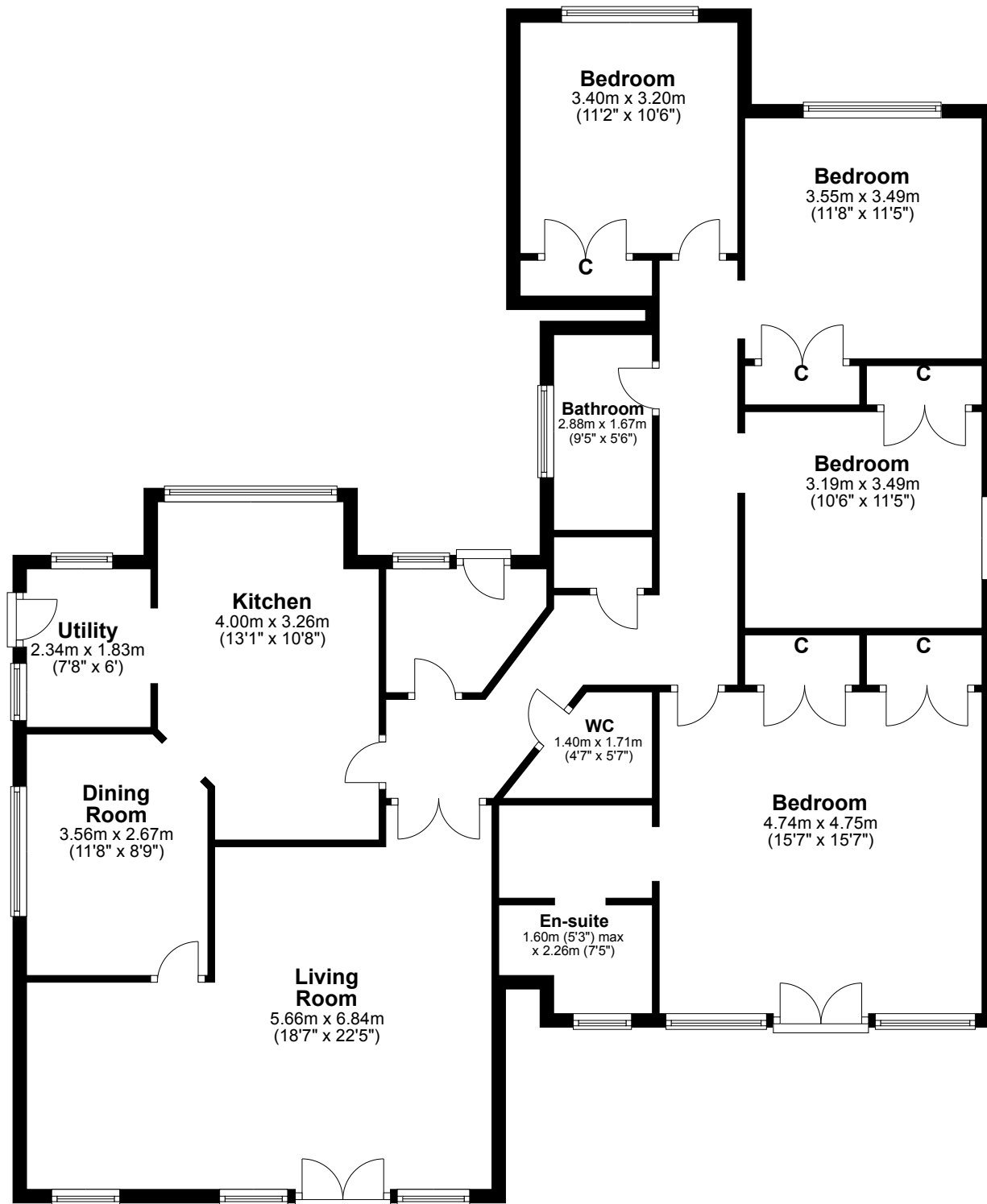
Externally this delightful property enjoys an exceptionally generous plot with attractive gardens to the front, side and rear. To the front is a driveway with parking for a number of cars. The larger rear garden is fully enclosed and boasts a feature patio area, shed and a good degree of privacy.

This impressive property will appeal to a wide range of prospective purchasers, given its presentation and desirable location. Early viewing is very highly recommended to fully appreciate the quality of accommodation on offer.









14 TIPPERMUIR CLOSE
TIBBERMORE
PERTHSHIRE PH1 1AD

EPC Band C

Approx gross internal area 1797 sqft | 167 sqm

Property reference XD12191

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.







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