







This beautifully presented five-bedroom detached family home has been recently erected to an exceptional standard, nestled on the outskirts of Bankfoot, a mere 7 miles from Perth. Set amidst tranquil rural surroundings, it boasts breathtaking views of the sprawling countryside.

Approaching the property, a driveway leads to the integrated double garage boasting tiled flooring, complete with a sink, units, electric charging point, and an electric door. A pathway guides you to the front door and entrance vestibule. Upon stepping inside, you are warmly welcomed by a hallway that seamlessly transitions into the magnificent open-plan living dining kitchen. This captivating space is accentuated by two sets of French doors that effortlessly extend the indoors out into the garden.





The kitchen area has a selection of floor and wall-mounted units, complemented by appliances such as a five-ring electric hob with extractor hood and light, oven, grill, and dishwasher. Adjacent, the utility room houses an additional sink and provides access to a convenient downstairs WC. The formal lounge with feature wood burning stove, accessible from both the dining area and hallway, offers another sliding door leading to a paved patio, an ideal spot for outdoor gatherings.



Key Features

- A beautifully presented detached family home with breathtaking views
- Five-bedrooms (Principal bedroom boasts balcony, walk-in wardrobe, and en suite bathroom and largest double bedroom with en suite bathroom)
- Fully fitted kitchen
- Formal lounge with wood burning stove, accessible from both the dining area and hallway with sliding door to the paved patio
- Office/additional bedroom
- Shower room with underfloor heating and family bathroom (all bathrooms fully tiled)
- Underfloor heating on the ground level, Oil-fired central heating, double glazing and Amtico flooring throughout
- Garden areas to the front, side and rear which are generally laid to grass, with a paved patio area
- Driveway leading to the integrated double garage
- EPC – C



Completing the ground floor is a versatile downstairs bedroom (currently utilised as a home office) and a shower room. Warmth is provided from underfloor heating throughout on this level.

The oak staircase leads to the upper landing, boasting two fitted cupboards for added storage. The Principal bedroom boasts a balcony, walk-in wardrobe, and en suite bathroom with bath, shower cubicle, wash hand basin, and WC.



Three additional bedrooms, all with fitted wardrobes, grace this level, with the largest double bedroom boasting its own en suite bathroom. A family bathroom, equipped with a separate walk-in shower, bath, wash hand basin, and WC, caters to the rest of the household's needs. The property is equipped with oil-fired central heating, double glazing, oak finishings and Amtico flooring throughout.



Outside there are garden areas to the front, side and rear which are generally laid to grass, with a paved patio area accessible from the lounge door. The garden is bordered by a mix of timber fencing and hedging, adding to the charm and privacy of this idyllic abode.

The property is located in the popular village of Bankfoot which lies approximately 7 miles to the north of Perth on the A9. Bankfoot offers a range of local amenities including; local supermarket, a quality pub/restaurant, educational and recreational facilities. The city of Perth offers a wider range of high street stores, designer shops, supermarkets, theatre, cinemas, leisure centres, ice rink, swimming pool and many social and recreational amenities. Perth also gives access to bus, road and rail links which in turn give access to all major Central Belt cities such as Glasgow, Stirling, Edinburgh and Dundee.



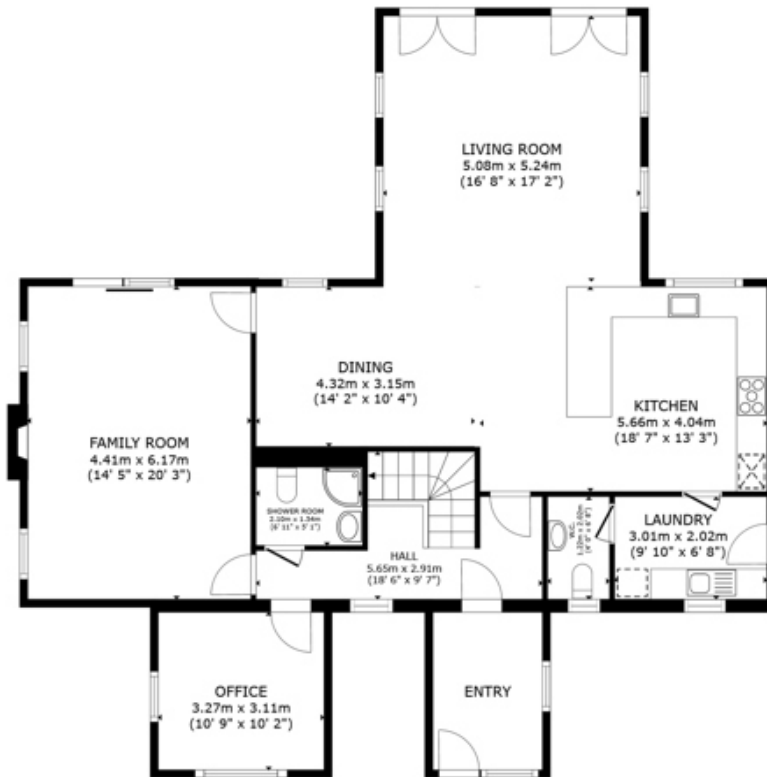












FLOOR 1



FLOOR 2

Please note: all plans are for illustrative purposes only and should not be relied on a statement of fact. Measurements shown are taken from the widest points and areas with curved or angled walls are approximate.

GROSS INTERNAL AREA
 FLOOR 1 135.3 m² (1,456 sq.ft.) FLOOR 2 133.9 m² (1,441 sq.ft.)
 TOTAL : 269.1 m² (2,897 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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