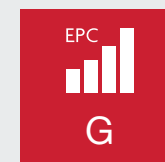
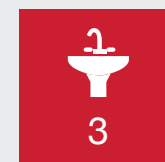
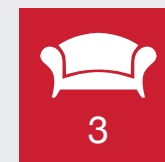




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Glenhelenbank Main Road

Luncarty, Perth and Kinross
PH1 3EP





Summary

This detached house is situated in Luncarty and currently operates as an assisted living residence, boasting flexible accommodation comprising 13 bedrooms (some with en-suite WCs), multiple reception areas, a kitchen and a bathroom. Plus, it has a four-bedroom annexe flat set above which can be used as a separate home, complete with its own private entrance. The property has excellent storage and access to the eaves, and it is set within generous, beautifully maintained garden grounds, with a driveway offering private off-street parking for multiple vehicles. The home provides an opportunity for the new owner to continue its use as a business, or it would make a magnificent family home.

Extras: All fitted floor and window coverings, light fittings, and integrated appliances will be included.

Features

- Substantial detached property in Luncarty
- Entrance vestibule and long hallway
- Multiple reception rooms to enjoy
- Generous fitted kitchen with pantry
- Separate utility room
- 13 well-proportioned bedrooms
- En-suite WCs, bath and shower rooms
- Useful office and store room

- The first-floor flat comprises:
 - A large dual-aspect living/dining room
 - A light-filled kitchen
 - Four double bedrooms with wardrobes
 - Stylish shower room and separate WC

- Generous, beautifully maintained gardens
- Large private driveway for multiple vehicles
- Oil central heating and double glazing



“A substantial detached property covering over 5,457 square feet, providing business and residential opportunities”



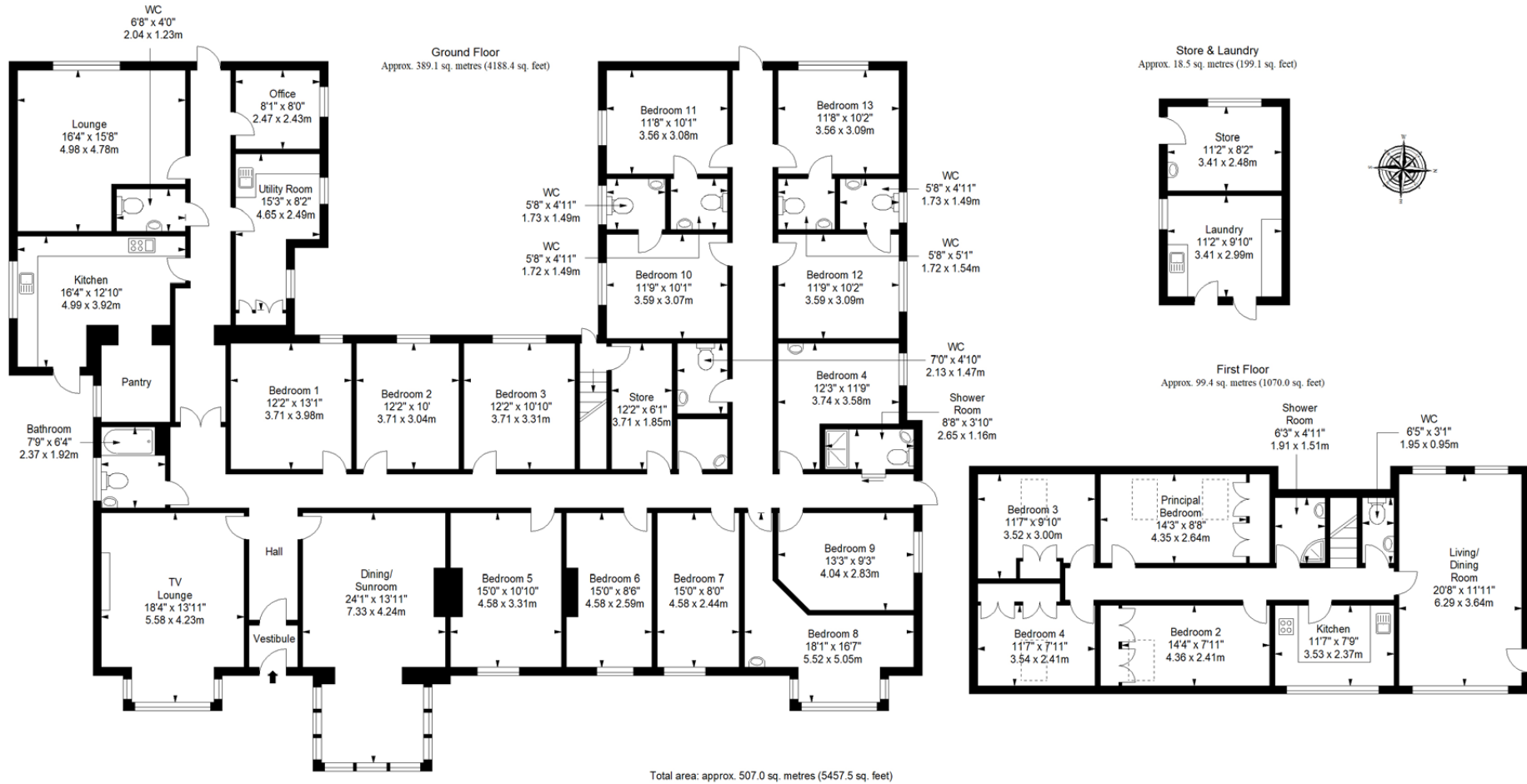




“Flexible accommodation, with multiple reception rooms and 13 bedrooms, in addition to a four-bedroom annexe flat”



Floorplan



While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.



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