

31 Eden Crescent, Glenfarg, Perthshire



Andersons

Law Location Life

31 | Eden Crescent | Glenfarg | Perthshire

Luxury Detached Bungalow, situated in The Copperfields Development, which offers a selection of stylish family homes set in the beautiful Perthshire countryside, in the much sought after village of Glenfarg.

Built by Stephen Builders this property has been finished to an exacting specification throughout and is offered to the market in pristine condition with spacious and flexible accommodation, including 2 Public Rooms, one of which could easily be converted back to a 3rd Bedroom.

The current layout comprises; Entrance Hallway, Sitting Room, Dining Kitchen, Utility Room, Garden Room/Bedroom 3, Master Bedroom (En Suite Shower Room), Bedroom 2 & Family Bathroom.

The property further benefits from attractive gardens to the front and rear, integral garage and mono block driveway.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Entrance Hallway

Entry is from the front into the entrance hallway. There are doors providing access to the sitting room, master bedroom, bedroom 2, garden room/bedroom 3, family bathroom and storage cupboard and hatch to the attic space.

Sitting Room

A lovely, bright reception room with feature wood burning stove, window to the front and door into the dining kitchen.

Dining Kitchen

A contemporary kitchen with storage units at base and wall level, worktops and stainless steel 1 1/2 bowl sink and drainer. Fitted appliance include 'AEG' induction hob and extractor, fridge/freezer and dishwasher. There is ample space for a dining table, window to the rear, door into the utility room and open access into the garden room/bedroom 3.

Utility Room

The utility room has further storage units at base and wall levels, worktops and space and plumbing for a washing machine and tumble dryer. There is a window to the rear, door to the side into the garden, storage cupboard and door into the integral garage.

Garden Room/Bedroom 3

A further reception room with French doors into the rear garden. This room could easily be reinstated as a 3rd bedroom.

Master Bedroom

The master bedroom has fitted wardrobe with sliding mirrored doors, window to the front and door into the en suite shower room.

En Suite Shower Room

The en suite shower room comprises; wc, shower cubicle, wash hand basin with storage and window to the side.

Bedroom 2

A double bedroom with window to the rear, overlooking the garden.

Family Bathroom

The family bathroom comprises; wc, bath, wash hand basin with storage and shower cubicle. There is a window to the side.

Gardens

The property is set in attractive gardens to the front and rear. The rear garden has a large lawn, bordered with flowers, plants and small trees. There is a large raised terrace with attractive balustrade to the garden room/bedroom 3, a paved patio area perfect for outdoor dining/entertaining and a timber shed. The garden to the front is laid to lawn.

Garage

The integral garage has power, light, window to the side and roller door.

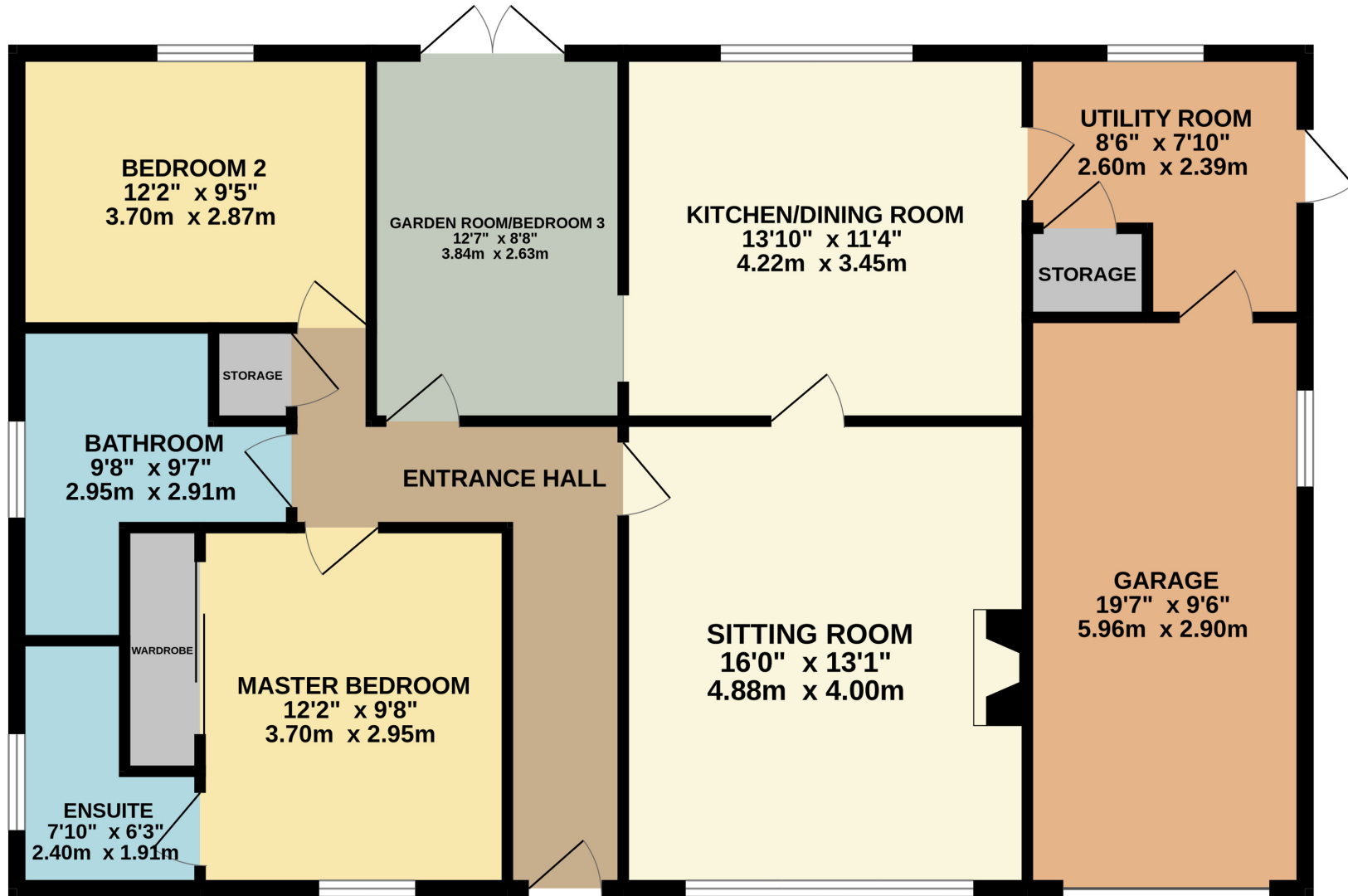
Driveway

The driveway to the front is mono-blocked and can accommodate 2 vehicles.

Heating

Oil central heating.

GROUND FLOOR

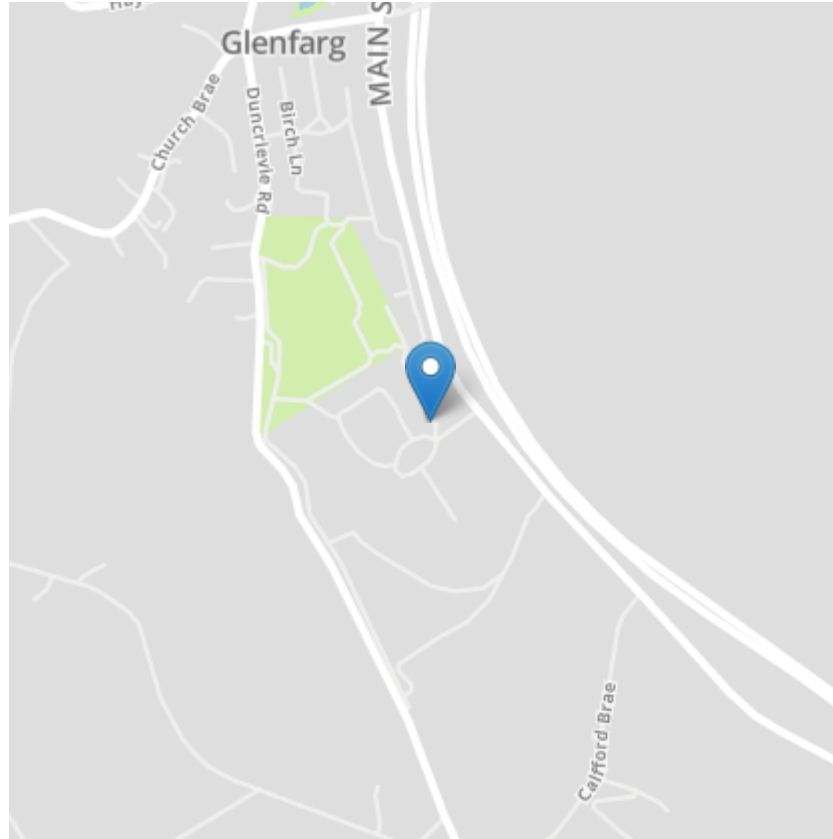






EDEN CRESCENT, PERTHSHIRE - A BETTER PLACE TO LIVE

Glenfarg lies in the Ochil Hills in the picturesque Perthshire countryside. The village provides a number of local amenities, Village Shop, Garage, Village Hall, Public Park and local Primary School. There are also a number of leisure activities, including a Bowling Club and Tennis Courts, with endless opportunities for cycling, walking, horse riding and golfing. Commuting to larger more extensive amenities can be found at Kinross/Milnathort which are only 4/5 miles away and Perth 12 miles or thereby. For the commuter Edinburgh only lies 30 miles away with access to the M90 Motorway being found alternatively at Mawcarse 3 miles or Bridge of Earn 8 miles or thereby. There are a number of schooling options with Arngask Primary School within walking distance, whilst the catchment area includes Kinross High School. Private schooling is also available at nearby Dollar Academy, Strathallan School, Forgandenny and Kilgraston School for Girls in nearby Bridge of Earn.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		75	77
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		71	74
England, Scotland & Wales		EU Directive 2002/91/EC	

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Notes of Interest and Offers

All offers for this property should be submitted in Scottish legal terms to our Property Department. If you are interested in this property you are advised to "note interest" with Andersons via your solicitor.

Andersons LLP is a limited liability partnership (No. 300983) having their registered office at 40 High Street, Kinross KY13 8AN

