







## Executive detached house built in 2013

*Covering over 2,308 square feet and occupying 3/4 of an acre, Findlaw Cottage is an executive detached family home in St Davids that offers a luxurious rural lifestyle surrounded by picturesque countryside, within easy reach of amenities and the city of Perth.*

This exclusive, four-bedroom, three-bathroom property was built in 2013, and is brought to market in an exceptional condition, with neutral interiors and high-specification fixtures and fittings, including oak doors and flooring. Furthermore, it has manicured gardens and ample private parking.

With its handsome façade, Findlaw Cottage is instantly impressive and it continues to charm inside, with the front door opening to a bright porch that heads into an immaculate reception hall. On the right is the living room. Here, generous dimensions accommodate a wide choice of comfortable lounge furniture, whilst a multi-fuel stove forms a cosy focal point for arranging the space.

## Features

- Executive detached house built in 2013
- Covering 2,308 sq. feet on a 3/4-acre plot
- Offering a luxurious rural lifestyle
- Situated in picturesque St Davids
- Presented in exceptional standards
- High-specification fixtures & fittings
- Inspiring countryside views
- Neutral interior design throughout
- Bright porch & reception hall
- Living room with multi-fuel stove
- Stunning kitchen/dining room
- Well-appointed utility room
- King-size principal suite with a walk-in wardrobe
- Three airy double bedrooms
- Modern en-suite shower room
- Modern family shower room & bathroom
- Excellent storage & store room
- Beautiful wraparound gardens
- Extensive private parking
- Oil-fired central heating & double glazing







## Stunning kitchen/dining room

*An open archway leads through to the stunning kitchen and dining room, allowing a sociable flow of accommodation and a truly light-filled ambience thanks to a remarkable array of oversized triple-aspect windows, and patio doors for a seamless transition to the garden.*

There is room here for a large family dining table, alongside the spacious kitchen which has a Shaker-inspired design with white cabinets and oak worktops. The sleek and desirable look is further enhanced by a seamless range of integrated appliances (ceramic hob, eye-level double oven/grill, fridge, and dishwasher). Furthermore, the kitchen is supplemented by a well-appointed utility room, providing a discreet area for laundry.







## Bedrooms & Bathrooms

Completing the ground floor is a double bedroom, with a built-in wardrobe, and a convenient three-piece family bathroom, equipped with an overhead rainfall shower. A staircase rises from the hall to the galleried landing on the first floor, where skylights allow additional sunshine to flow throughout the home. It has walk-in storage, and connects to the three remaining bedrooms. These include the king-size principal suite which has a large footprint, incorporating dual-aspect glazing, a generous walk-in wardrobe, and the luxury of an en-suite shower room. The other two bedrooms are both airy doubles, with one further benefitting from a built-in mirrored wardrobe that has access to an expensive store. A modern family shower room with a three-piece suite completes the outstanding accommodation. The property has high-speed broadband, double-glazed windows, and oil-fired central heating, reinforced by the multi-fuel stove with a back boiler.





# Beautiful wraparound gardens

Externally, the property sits on 3/4 of an acre, including mature wraparound gardens, with manicured lawns, colourful planting borders, a sprawling orchard with 43 fruit trees, and a delightful patio area for relaxing and dining in the sun. The gardens also encompass inspiring leafy views that add to the serenity of this outdoor haven. Extensive parking is provided via a gated, multi-car driveway and an integral tandem garage that has a remote-controlled entrance and access to the utility room.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, and a greenhouse to be included in the sale. Garden tools are available by separate negotiation.

EPC Rating - C

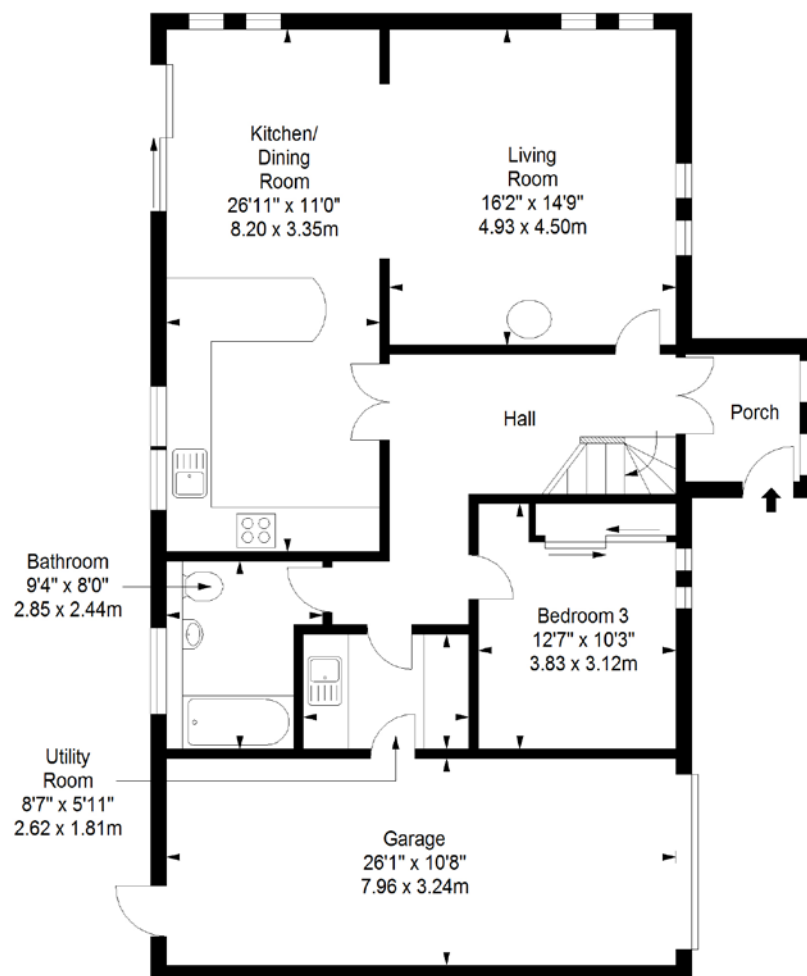


## St Davids, Madderty

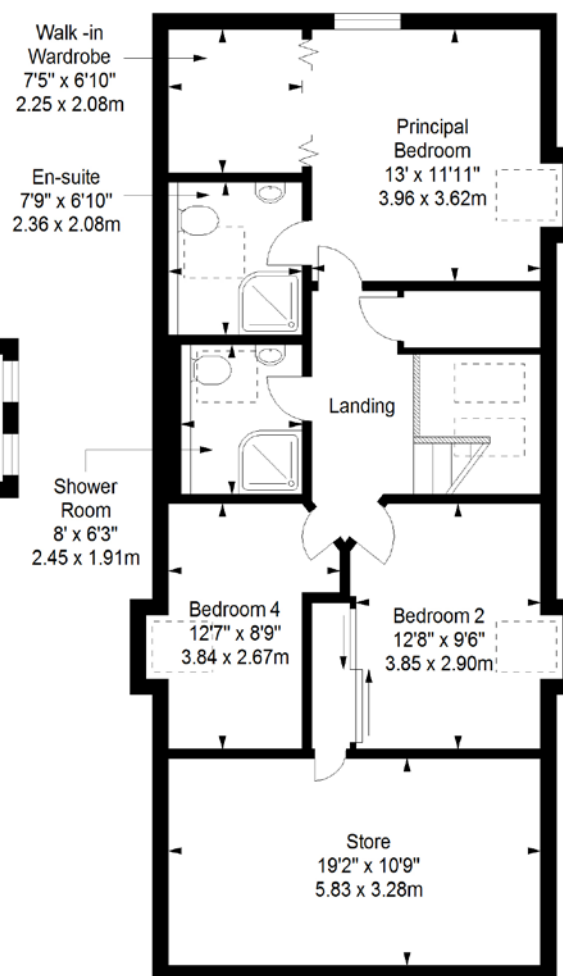
The community of St Davids is nestled in the heart of the beautiful Perthshire countryside, part of the parish of Madderty, just over 6 miles from Crieff, and under 12 miles from the heart of Perth (under 30 minutes' drive), giving the area an idyllic feel yet remaining well-connected to the surrounding areas. St Davids is home to Madderty Village Hall, managed by Madderty Community Association, which hosts a number of groups and classes for all ages, as well as a mobile shop with everyday essentials, which can also deliver directly to your door by prior arrangement. Further everyday shops, independent retailers and boutiques, and an Aldi supermarket can be found in nearby Crieff, whilst Perth is home to a wealth of High Street stores, major supermarkets, and further amenities, including a leisure pool and gyms. The surrounding areas also offer a number of sports clubs and groups, or if exercising outdoors is more your thing, there's no shortage of walking, cycling and running routes in the countryside, with golfing also available at a choice of nearby clubs, including the championship course at Gleneagles, as well as Crieff, Muthill, and Auchterarder. Schooling is well catered for in the area, with primary education available at Madderty Primary School, followed by secondary schooling at Crieff High School, whilst independent options include Glenalmond College and Morrison's Academy nearby. Despite its rural location, St Davids is well-connected to the surrounding areas owing to nearby road and rail links.



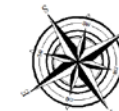
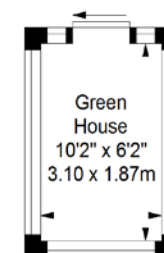
**Ground Floor**  
Approx. 121.5 sq. metres (1307.8 sq. feet)



**First Floor**  
Approx. 87.1 sq. metres (937.6 sq. feet)



**Green House**  
Approx. 5.9 sq. metres (63.5 sq. feet)



Total area: approx. 214.5 sq. metres (2308.9 sq. feet)

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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.