







## Detached bungalow with attractive interiors

*Offering an idyllic setting just 30 minutes' commute from Perth and Dundee, this bright two-bedroom detached bungalow enjoys spacious living areas, secluded gardens with stunning open views, a private driveway, numerous outbuildings, and a detached single garage. The home is attractively presented with contemporary interiors throughout.*

The front door opens into a bright entrance hall incorporating an alcove with fitted shelving, ideal as a home working area. Immediately on your right is a wonderfully sunny, dual-aspect living room extended by a south-facing box window with a generous footprint for a furniture suite. This spacious sitting area is comfortably carpeted, with the homely focal feature of a log burning stove set against an elegant surround and statement accent wallpaper.

### Features

- Idyllic rural location with unspoilt views
- Detached bungalow with attractive interiors
- Bright hall with study area
- South-facing living room with stove
- Stylish dining kitchen with adjoining utility area
- Two double bedrooms with excellent storage
- Modern shower room
- Generous, secluded gardens
- Private driveway
- Detached single garage with workshop
- OH, solar panels & DG



Set at the rear is a bright, stylish kitchen comes well-appointed with wood-toned cabinetry and generous workspace, fitted around a social central dining area. The space is further equipped with an integrated dishwasher, an oven, an induction hob and space for an undercounter fridge, space for an eye-level microwave, as well as space for an upright freezer. An adjoining porch providing garden access houses a discreet utility area with a space for a freestanding washing machine.





## Bedrooms & Bathrooms

*Also found within the home are two spacious double bedrooms, with the rear-facing room benefiting from the property's picturesque open outlook.*

Both bedrooms are carpeted for optimum comfort and supplemented by double fitted wardrobes. Finally, a bright, modern shower room, framed by practical aqua-panelling, comes complete with a WC-suite, display shelving, and an enclosure with a deluxe rainfall shower. The property benefits from oil-fired heating, solar panels, and full double glazing.

Externally, the bungalow occupies a generous plot. This incorporates a neatly lawned side garden sheltered by leafy established borders, a decked rear garden promising spectacular open views, a pond, and a gravelled driveway leading to a detached single garage with a large workshop. A greenhouse, a shed and a log store feature.

EPC Rating - D

Extras: All fitted floor and window coverings, light fittings and integrated kitchen goods are included in the sale.



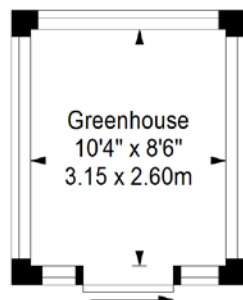


## Kettins, Perthshire

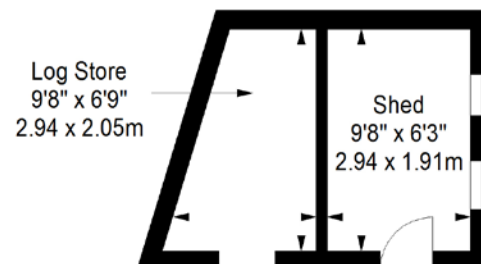
*Set in the beautiful Perthshire countryside, the tranquil hamlet of Kettins promises an enchanting rural escape, with fantastic commuter links to nearby towns and cities. The hamlet is 15 miles northeast of Perth and 10 miles northwest of Dundee and is closer still to the charming towns of Coupar Angus (2 miles) and Blairgowrie (7 miles).*

These all offer fantastic retail, leisure and cultural attractions, as well as convenient public transport links. The nearby village of Newtyle is also home to an award-winning family butcher, a garage and a traditional village pub. Enveloped by rolling countryside, residents are also just a short drive from Tay Forest Park in Highland Perthshire, which boasts some of the country's most ancient woodland, breathtaking lochs and unforgettable views. Kettins is well-connected to the rest of the country via the A9, A90 and M90. Nearby Perth and Dundee train stations operate national rail services, while Dundee Airport offers daily flights to London Stansted. An ideal location for medical professionals and university staff, Kettins is a twenty-minute drive from Ninewells Hospital and Medical School, The University of Dundee and Abertay University. The property falls within the catchment area for excellent state schools and is also well placed for a choice of independent schools in Perth and Dundee.

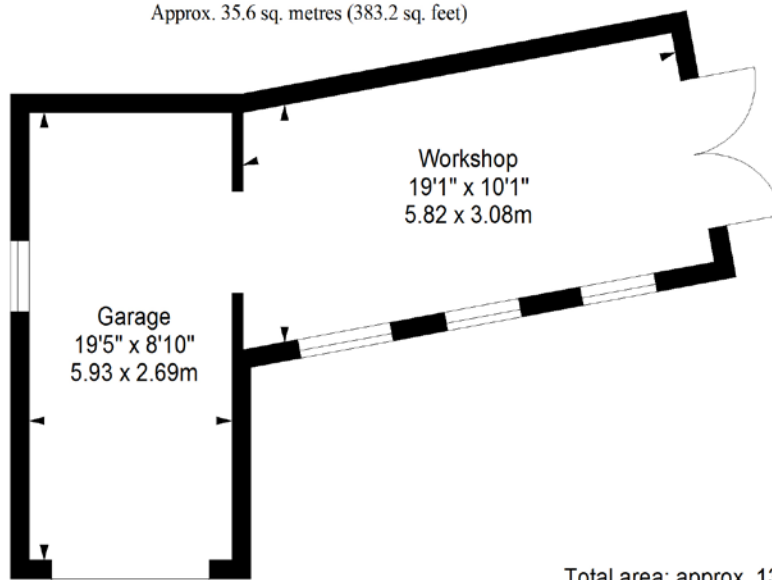
**Greenhouse**  
Approx. 8.2 sq. metres (88.3 sq. feet)



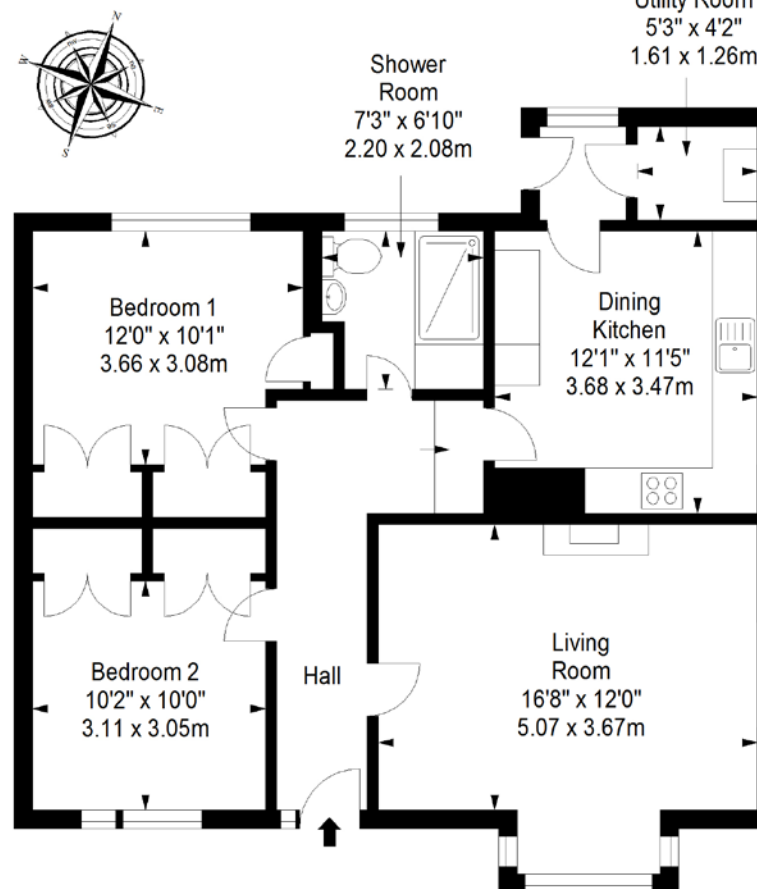
**Log Store & Shed**  
Approx. 10.8 sq. metres (116.2 sq. feet)



**Garage & Workshop**  
Approx. 35.6 sq. metres (383.2 sq. feet)



**Ground Floor**  
Approx. 80.0 sq. metres (861.1 sq. feet)



Total area: approx. 134.6 sq. metres (1448.8 sq. feet)