

Rathillet, Greenbank Road, Glenfarg



Law Location Life

Rathillet, | Greenbank Road | Glenfarg

Discover the charm and elegance of this substantial Detached Period Dwelling House, nestled in the sought-after village of Glenfarg. This beautifully presented home combines modern amenities with traditional features, making it the perfect family residence.

Rathillet has been refurbished over the years, but still retains many period features such as timber finishes, high skirtings and period fireplaces.

The accommodation is spacious and flexible and currently comprises; Entrance Vestibule, Reception Hallway, Sitting Room, Kitchen/Dining Room, Conservatory, Inner hallway, Utility Room, 2 Shower Rooms, 5 Bedrooms, and Family Bathroom.

Externally the property benefits from attractive gardens and driveway.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Entrance Vestibule

Entry is from the front into the entrance vestibule. There is mosaic tiling and a door providing access into the reception hallway.

Reception Hallway

The reception hallway has doors to the sitting room, kitchen/dining room and inner hallway. A feature staircase rises to the mid level landing.

Sitting Room

Large reception room with bay window to the front, shelved Edinburgh Press and fireplace with wood burning stove.

Kitchen/Dining Room

The kitchen has storage units at base and wall levels, worktops and splash back tiling, ceramic 1 1/2 bowl sink and drainer and pantry cupboard. Fitted appliances include double oven, electric hob and extractor fan. There is plumbing and spaces for appliances. There is ample space for dining furniture, a feature fireplace with wood burning stove and window to the front. A door to the side provides access into the conservatory.

Conservatory

A large conservatory with open views of the garden. There are French doors to the side.

Inner Hallway

The inner hallway provides access to bedroom 5, utility room and the shower room. There is a window to the side, door to the rear into the courtyard and open storage cupboard.

Utility Room

The utility room has a stainless steel sink and drainer and plumbing and space for appliances. There is a window to the rear.

Shower Room

The shower room comprises; w.c, shower cubicle and pedestal wash hand basin. There is a Velux window to the rear.

Bedroom 5

A versatile room which could be utilised as a bedroom or further reception room. There is a window to the rear and feature fireplace with wood burning stove.

Mid Level Landing

The mid level landing has a window to the rear and door into the family bathroom. A staircase leads to the first floor landing.

Family Bathroom

The family bathroom comprises; w.c, bath with shower attachment and pedestal wash hand basin. There is a window to the side and storage cupboard.

First Floor Landing

The first floor landing provides access to 4 bedrooms and the shower room. There is a hatch to the attic space.

Master Bedroom

Large master bedroom with bay window to the front and shelved Edinburgh Press.

Bedroom 2

A double bedroom with window to the front.

Bedroom 3

A further double bedroom with window to the rear.

Bedroom 4

A fourth double bedroom with a window to the side.

Shower Room

The shower room comprises; pedestal wash hand basin and double shower cubicle. There is a window to the front.

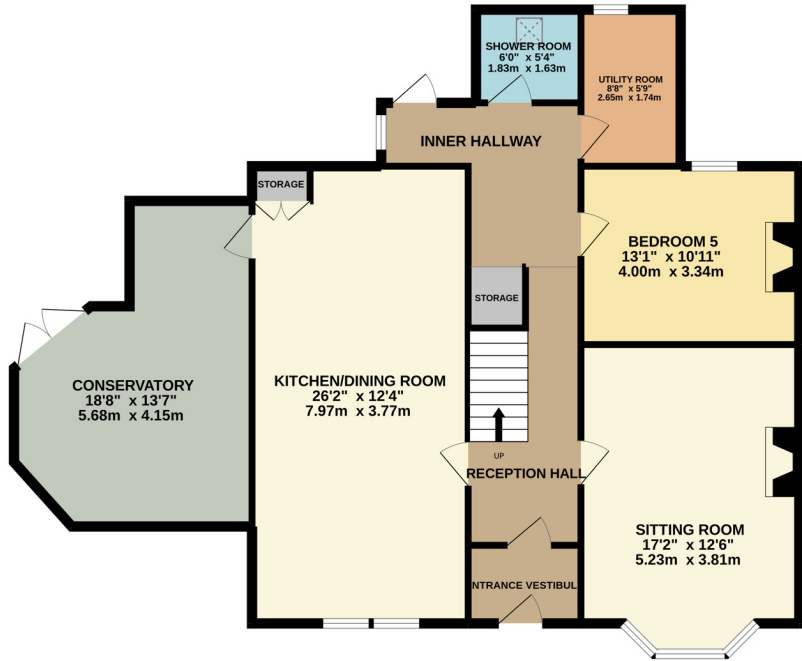
Gardens & Driveway

The garden to the front and side is predominantly laid to lawn with mature trees, plants and flowers. To the side of the property is a private mono block driveway, which leads to a courtyard rear garden. There are two timber sheds and a log store.

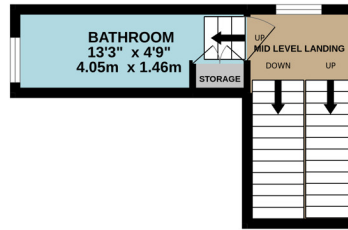
Heating

The property benefits from oil central heating.

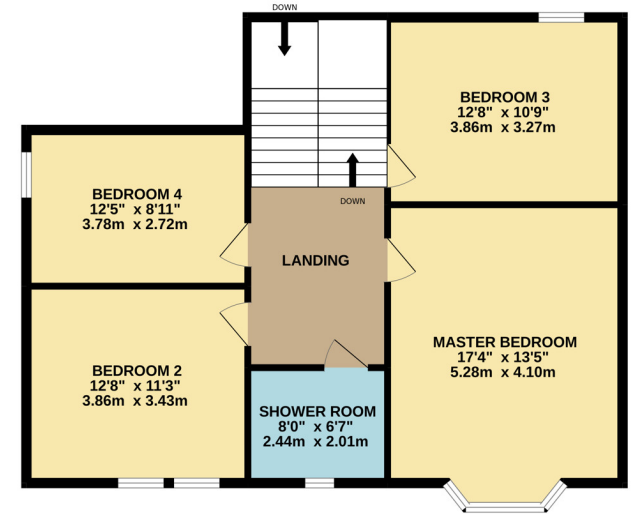
GROUND FLOOR
1141 sq.ft. (106.0 sq.m.) approx.



MID LEVEL FLOOR
140 sq.ft. (13.0 sq.m.) approx.



1ST FLOOR
835 sq.ft. (77.6 sq.m.) approx.



TOTAL FLOOR AREA : 2116 sq.ft. (196.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

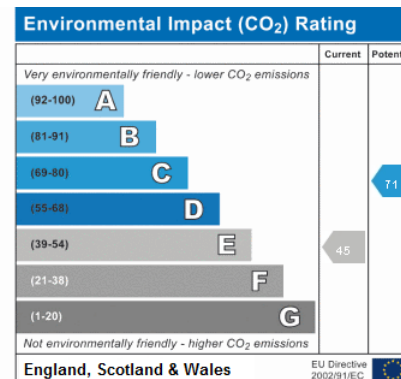
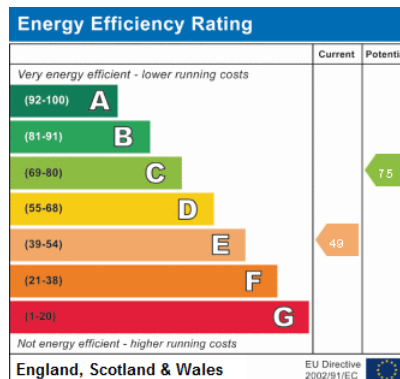
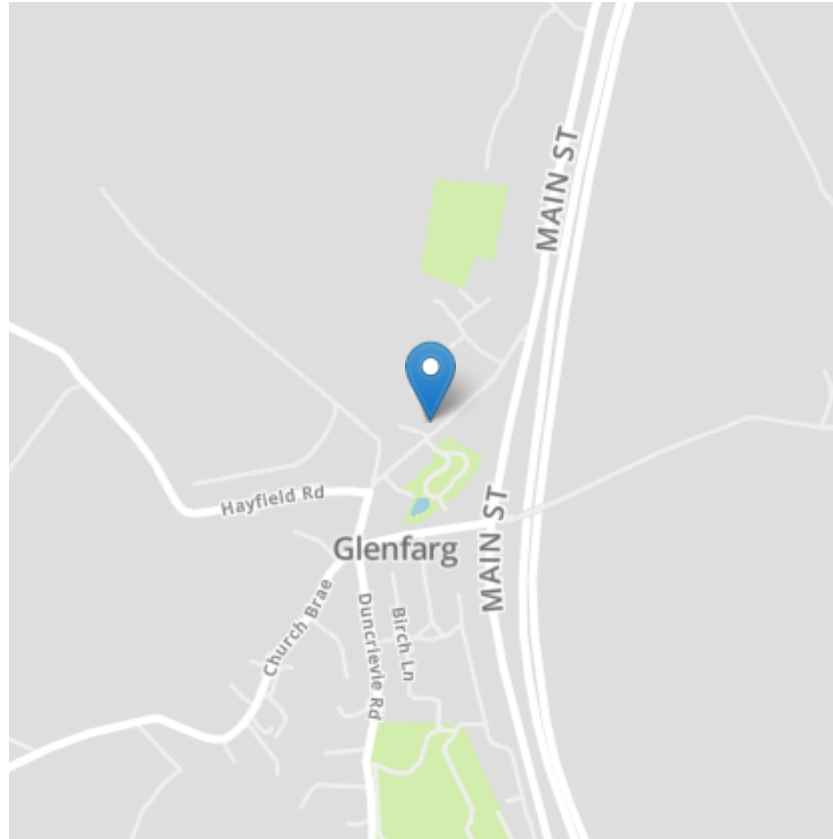
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GREENBANK ROAD, GLENFARG - A BETTER PLACE TO LIVE

Situated in Glenfarg, this home is within easy reach of local amenities, schools, and picturesque countryside walks. The village is known for its friendly community and stunning landscapes, making it an ideal place to call home. 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.



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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.

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