

# ROUNDLAW VALE

— St David's, Madderty, Crieff, Perth and Kinross, PH7 3PJ —



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The right way to move



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This spacious and versatile detached family home offers four bedrooms, two bathrooms, and an en-suite shower room. It also features two interconnected reception rooms that lead to a bright and stylish kitchen diner with a utility room. A sunroom and a flexible home study or fifth bedroom complement the generous living space. An exceptionally enchanting proposition, the property combines rural tranquillity with easy access to Perth. It is further enhanced by generous enclosed gardens with a sunny aspect, multi-vehicle private parking, and stunning open views.



PROPERTY NAME

Roundlaw Vale

LOCATION

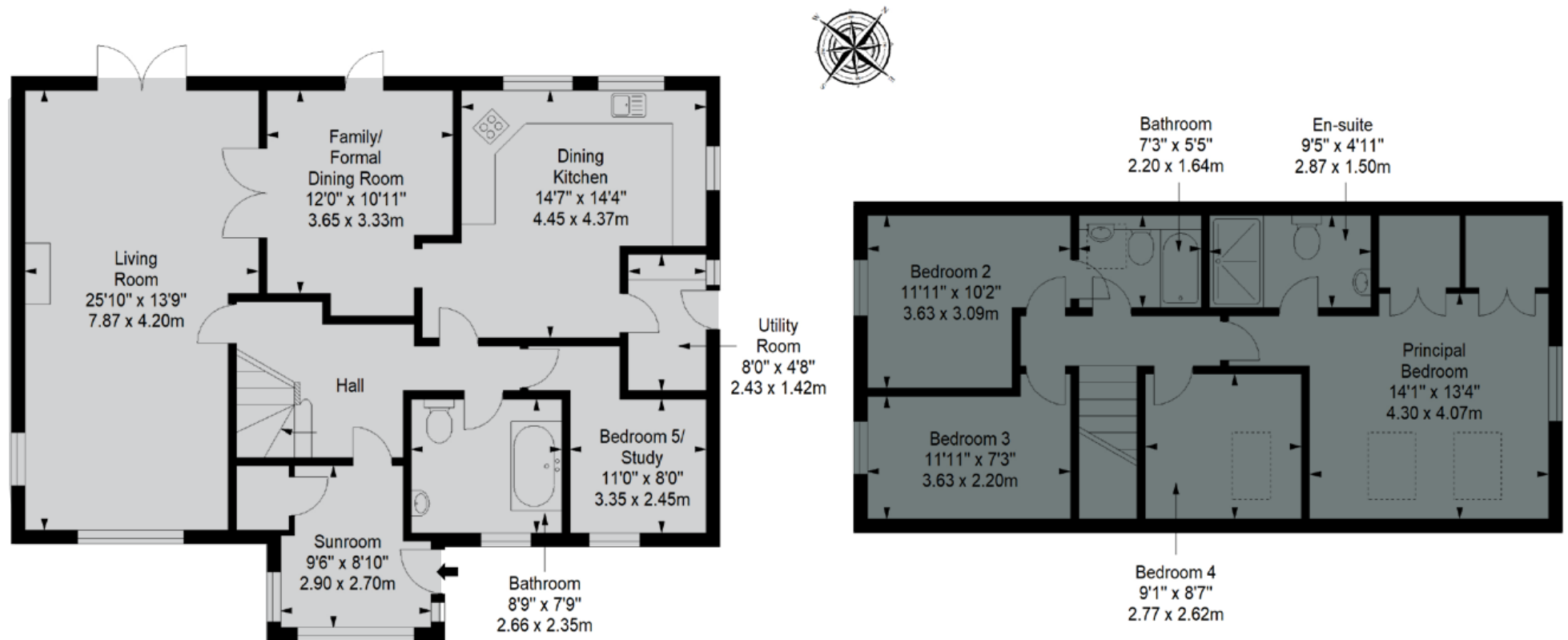
St David's, Madderty, PH7 3PJ

APPROXIMATE TOTAL AREA:

168.6 sq. metres (1814.9 sq. feet)

Ground Floor -  First Floor - 

The floorplan is for illustrative purposes. All sizes are approximate.





# AN ENCHANTING FAMILY HOME



## *IN A PICTURESQUE SETTING CLOSE TO PERTH*

Roundlaw Vale is a fabulous four/five-bedroom, three-bathroom detached residence, nestled in a friendly rural community just 30 minutes' drive from central Perth. Behind the inviting exterior lies a beautiful, light-filled home that thoughtfully blends sophisticated contemporary style with the warmth and charm of country living. Set on a generous, well-maintained two-part plot, it enjoys a south-facing front aspect and picturesque views across the surrounding natural landscape. A further highlight is private off-road parking for up to four cars.



# SPACIOUS AND VERSATILE



## GENERAL FEATURES

- Idyllic country location within easy reach of Perth
- Active and inclusive local community
- Spacious and versatile detached home with a family-oriented layout
- Exquisite high-end contemporary interiors
- EPC Rating -TBC | HR Value - £TBC

## ACCOMMODATION FEATURES

- Entrance through a sunroom (with storage) and an inviting hall
- Spacious triple-aspect living room with garden & dining room access
- Elegant formal dining/family room with garden and kitchen access
- Light-filled integrated kitchen with a social dining area and utility room (with garden access)
- Luxury principal suite with fitted wardrobes and skylit shower room
- Three further inviting bedrooms (two doubles and a single)
- Quiet ground-floor study/Bedroom 5 (a single)
- Two bright three-piece bathrooms (one on each level)
- Oil-fired heating (boiler 2 years old) and full double glazing

## EXTERNAL FEATURES

- Neat wraparound plot with enclosed rear garden
- Large enclosed plot opposite with a lovely south-facing garden
- Two private driveways (one gated)





# TWO CONNECTED

## RECEPTION ROOMS - LEADING TO THE KITCHEN

A bright sunroom and a stylishly carpeted entrance hall set an instantly welcoming tone. Off the hall, a comfortable living room extends the full depth of the home, bathed in natural light and styled with soft neutral décor, delicate accent wallpaper, and hardwood flooring.





A Tudor-style stone fireplace makes a striking focal point, housing an electric stove. This elegant yet cosy space is perfect for family life and entertaining alike, with French doors opening to both the garden and the adjoining dining room.







Continuing the timber flooring, the dining room also offers direct outdoor access and is enhanced by exquisite birdlife wallpaper, creating a delightfully colourful backdrop. This versatile area is ideal for formal dining or as a relaxed second living space that is open to the kitchen.



# STYLISH INTEGRATED KITCHEN







## *WITH A SOCIAL DINING AREA AND UTILITY ROOM*

The dual-aspect kitchen is a light-filled space, centred around a seated dining area – perfect for everyday family meals or relaxed social occasions. Fitted in recent years, it features soft pastel-toned cabinetry, a downlit quartz worktop, coordinating tilework, and a range of integrated appliances, including an oven, an induction hob with a feature chimney hood, a dishwasher, and space for a fridge freezer. A bright adjoining utility room, highlighted by exotic parrot wallpaper, offers a discreet laundry area with garden access and under-counter space for appliances.



# DELIGHTFUL BEDROOMS







Upstairs, four inviting bedrooms, including the principal, are all sumptuously carpeted and continue the bespoke wildlife-inspired décor found throughout the home. On the ground floor, a bright, quiet study doubles as Bedroom 5, complete with natural-fibre carpet and serene wading-bird feature décor.

*"...WITH THE OPTION FOR A STUDY."*





# A HAVEN FOR SECLUDED RELAXATION







## *THE PRINCIPAL SUITE*

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The luxurious principal suite enjoys a scenic dual-aspect outlook, double fitted wardrobes, and a skylit shower room with a floating basin/vanity, WC, and walk-in shower.





# TWO BATHROOMS

*PROVIDING ADDED CONVENIENCE FOR  
BUSY FAMILY LIVING*

The tastefully styled bathrooms—one located beside the ground-floor study and the other upstairs, accessed from the landing and a bedroom—both feature a WC suite and a bath.







# GENEROUS ENCLOSED GARDENS







## *ENJOYING A SCENIC OUTLOOK AND SUNNY ASPECT*

The beautifully landscaped gardens are divided into two secure plots, featuring extensive manicured lawns and charming seating areas. The rear garden includes a secluded dining terrace and arbour bench, while the generous, sun-filled plot opposite is enhanced by mature trees and established planting. It also houses a useful shed.

Private off-road parking is provided on both plot areas, including a gated section.

Extras: The sale includes fitted flooring, window coverings, wall light fittings, the living room stove, integrated appliances, garden arbour bench, and shed.



*“... ACCOMMODATING UP TO  
FOUR CARS...”*





*PEACEFUL ST DAVIDS IS NESTLED  
IN THE HEART OF THE BEAUTIFUL  
PERTHSHIRE COUNTRYSIDE*

# ST DAVIDS MADDERTY

Part of the parish of Madderty, just over six miles from Crieff and under 12 miles from the heart of Perth (a 30-minute drive), giving the area an idyllic feel while remaining well connected to surrounding areas. It is an active and inclusive community that communicates regularly via a WhatsApp group and is home to Madderty Village Hall, which hosts regular social functions and leisure events. Several companies deliver essential groceries to the area every week, and a village exchange is located in the phone box directly outside the property, where residents share home-baked goods and homegrown fruit and veg.

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 several 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, a lovely country school that offers a bus service passing the property. Secondary schooling is provided at Crieff High School, while 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.







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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.