





Modern detached house

Benefiting from a peaceful setting in the village of Inchtute, less than 20 minutes' drive from Perth and Dundee, this generous detached house enjoys five bedrooms, two bathrooms, and multiple living areas. The home promises excellent flexibility for families and is tastefully presented with subtle interiors. Neatly maintained gardens, a private driveway and an integral double garage complete this desirable semi-rural property.

Once inside, a practical vestibule (with a built-in coat cupboard) flows through to an airy hall featuring durable oak-style flooring, further storage, and a handy WC. Leading off the hall is an exceptionally spacious dual-aspect living room extended by a south-facing box window and comfortably carpeted.

Features

- Quiet village close to Perth & Dundee
- Generous interiors with tasteful décor
- Modern detached house
- Entrance vestibule with storage
- Hall with storage & WC cloakroom
- South-facing living room
- Versatile dining room
- Stylish integrated kitchen with dining area & utility room
- 5 Double bedrooms (4 with storage)
- En-suite shower room
- 4-piece family bathroom
- Immaculate lawned gardens
- Private driveway
- Integral double garage
- GCH & DG
- EPC Rating - C



Stylish integrated kitchen with dining area & utility room

Across the hall, a bright, carpeted dining room opens onto the garden and is conveniently situated adjacent to the kitchen, where a further dining area allows the second reception room to be re-purposed if desired. The bright kitchen is well-appointed with stylish wood-toned cabinetry and ample workspace, fully integrated to create an immaculate aesthetic.

Appliances comprise: an eye-level double oven, a gas hob, a dishwasher, and a fridge freezer, whilst a neighbouring utility room, with a coordinating finish, houses a freestanding washing machine and a tumble dryer. The garden and garage can be reached from the utility room. Completing the ground floor is one of the five carpeted double bedrooms on offer, currently utilised as a home office, further demonstrating the versatility of the home. The remaining four bedrooms are located on the first floor, fanning off a central landing and all equipped with fitted wardrobes. The sizeable principal bedroom is south-facing and accompanied by an en-suite shower room, whilst a bright, four-piece family bathroom, with a bathtub and separate shower enclosure, completes the home. Gas central heating and double glazing create a warm efficient environment.

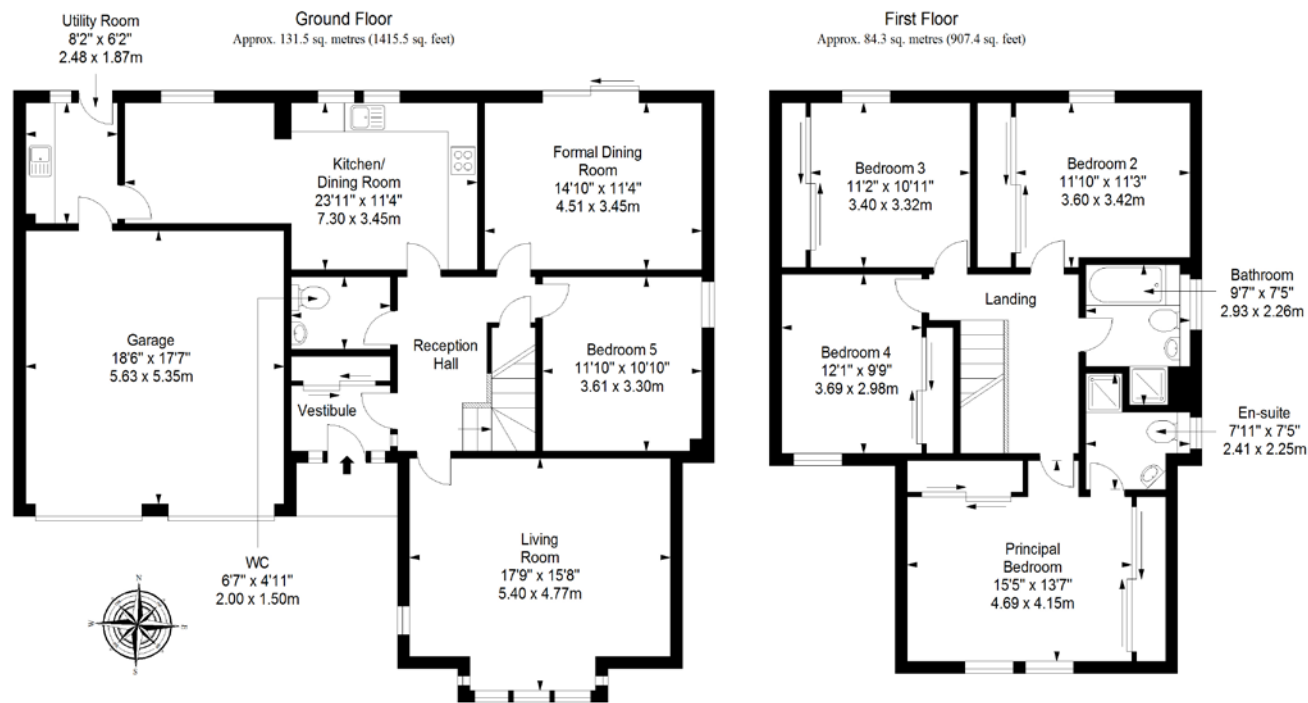
Externally, the immaculate presentation continues with neatly lawned gardens to the front and rear. A front driveway and an integral double garage provide parking for multiple vehicles.

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









Total area: approx. 215.8 sq. metres (2322.9 sq. feet)



Inchture

Nestled in the picturesque Perth and Kinross countryside, the village of Inchture lies just 10 miles west of Dundee and just under 14 miles northeast of Perth. Daily amenities, including a post office and a minimarket, can be found in the village, as well as Inchture Hotel, which offers a bar and restaurant, whilst more extensive amenities are available in nearby in Dundee or Perth. Both cities boast fantastic shopping centres, entertainment venues and cultural attractions to suit all ages and tastes. Dundee train station is under 20 minutes' drive away and operates regular services to Aberdeen, Arbroath, Glasgow and Edinburgh, making the area an ideal choice for commuters preferring a quiet, rural lifestyle. Owing to its tranquil location, Inchture has no shortage of scenic countryside to enjoy, creating an ideal backdrop for leisurely strolls, running or cycling. For those who prefer to exercise indoors, there are sports facilities in the village, whilst 7 Health & Fitness Health Club is under 10 minutes' drive away in Dundee and hosts a fully-equipped gym, a swimming pool, a sauna and a steam room. Schooling is well-catered for in the area, with Inchture Primary School in the village and secondary schooling offered at nearby Perth High School. The village is bypassed by the A90, making travelling by car swift and efficient.

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