

Detached four bedroom bungalow

Excellent family sized home, beautifully presented







5 Kinclaven Road

Murthly, Perth, PH1 4EY

Scan Here!

4 BED

2 BATH

DRIVEWAY

ENERGY C EPC RATING

McEwan Fraser Legal
Solicitors & Estate Agents

Viewing - By appointment telephone selling agent
01738 500 655
Mon to Fri: 8am - Midnight
Sat to Sun: 9am - 10pm

Part Exchange Available

MURTHLY *Perth*

The village of Murthly lies about 12 miles North of Perth. Local facilities in Murthly include a primary school, Post Office and village store. The City of Perth offers an extensive range of shops, supermarkets, professional services and facilities. It also has excellent restaurants, museums and galleries as well as a sports centre, leisure centre, and ice rink. Perth theatre attracts many of the large touring shows and the newly constructed concert hall plays host to a variety of cultural events throughout the year. There is National Hunt racing and polo at Scone Palace and a number of popular golf courses nearby.

A wide selection of well-respected schools is available in the area, both private and state. Private schools at Craigclowan, Strathallan, Kilgraston and Glenalmond take children boarding or day from 8 to 18 and all are within easy driving distance of the property. It is also the central point to Scotland's road network from where connections are made to Glasgow and Stirling in the West, Inverness and Aberdeen in the north, Dundee to the east and Edinburgh in the south. There is a railway station which has links to Edinburgh and Glasgow and has free parking for commuters.











"...The village of Murthly lies about 12 miles North of Perth. Local facilities in Murthly include a primary school, Post Office and village store..."

5 KINCLAVEN *Road*

Spacious and elegant proportions are on offer in this beautifully presented family home.

The porch opens into the "L" shaped hall giving access to great storage and the bedroom wing. The lounge offers good proportions and features a log burner as a focal point. A Large window to the front ensures maximum natural light. The kitchen has a good range of fitted cabinetry at floor and wall level and a small breakfast bar. French doors lead to the large conservatory, ideal as either dining room or sitting room. Doors lead to the gardens. The utility room is plumbed for washing machine and holds space for tumble dryer. A door leads to the side of the house.

There are four bedrooms, the master being en-suite with contemporary shower room and "WOW" factor propertions. The family bathroom is worthy of mention and again offers a WOW! with spa style bath and separate shower cubicle, vanity unit, bidet and toilet.

Externally the drive way is capable of holding several vehicles and there is a single integral garage. A cabin, used currently as a gymnasium, sits In the gardens alongside various log stores and sheds. The property benefits from solar panelling to provide lower energy costs.

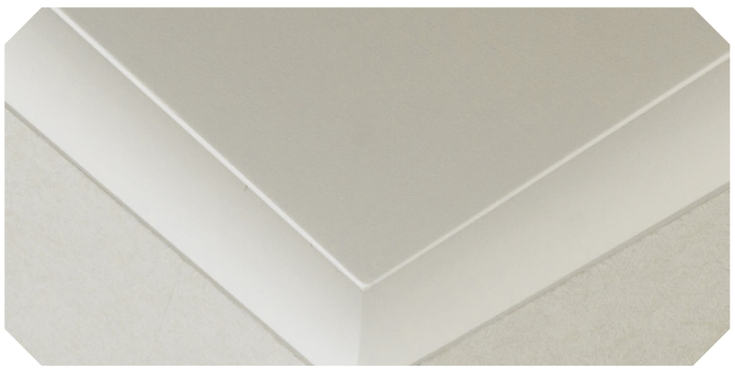








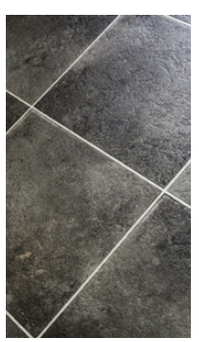




THE KITCHEN
& Conservatory

















BEDROOMS *& Bathrooms*

























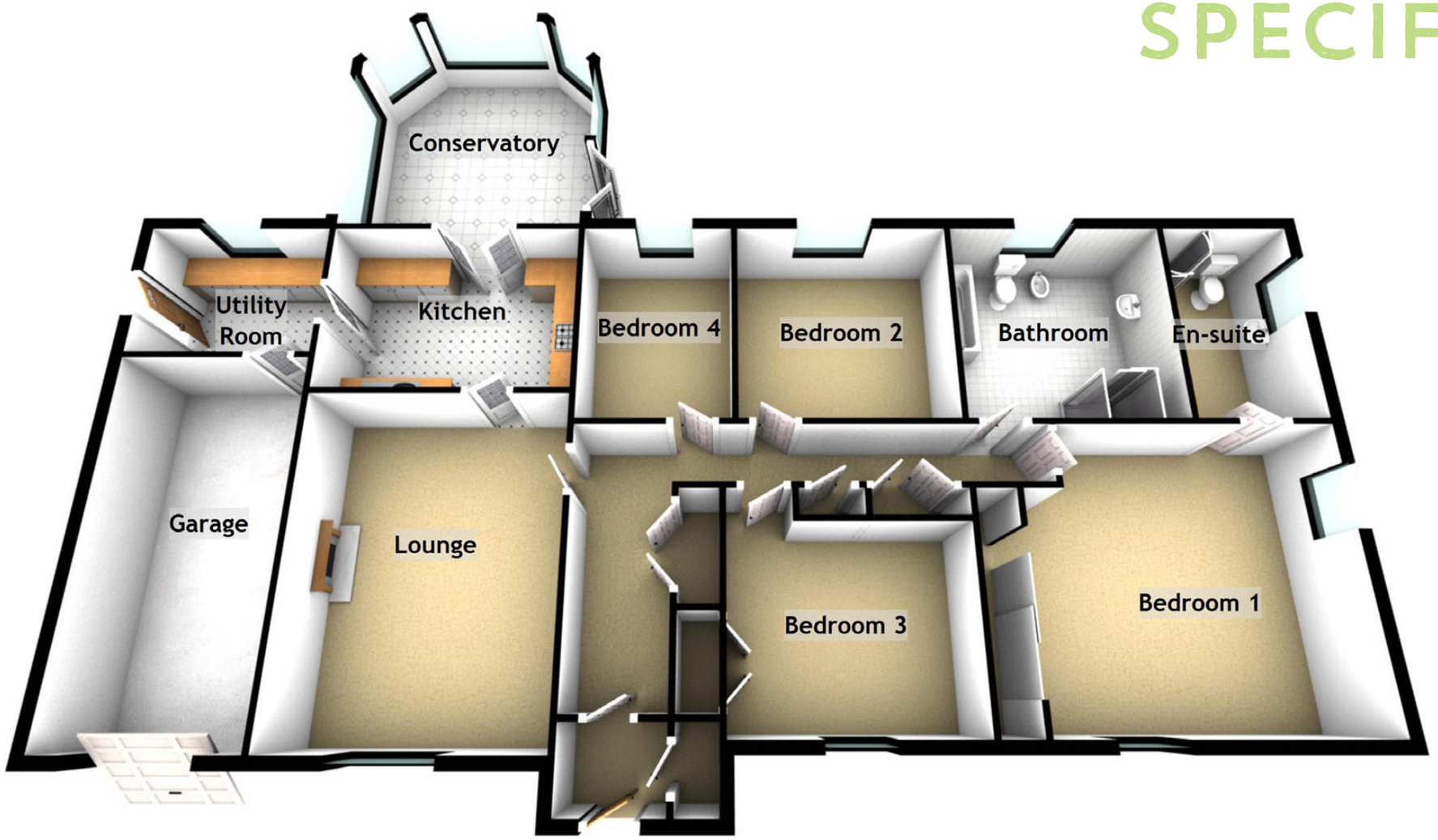






SPECIFICATIONS

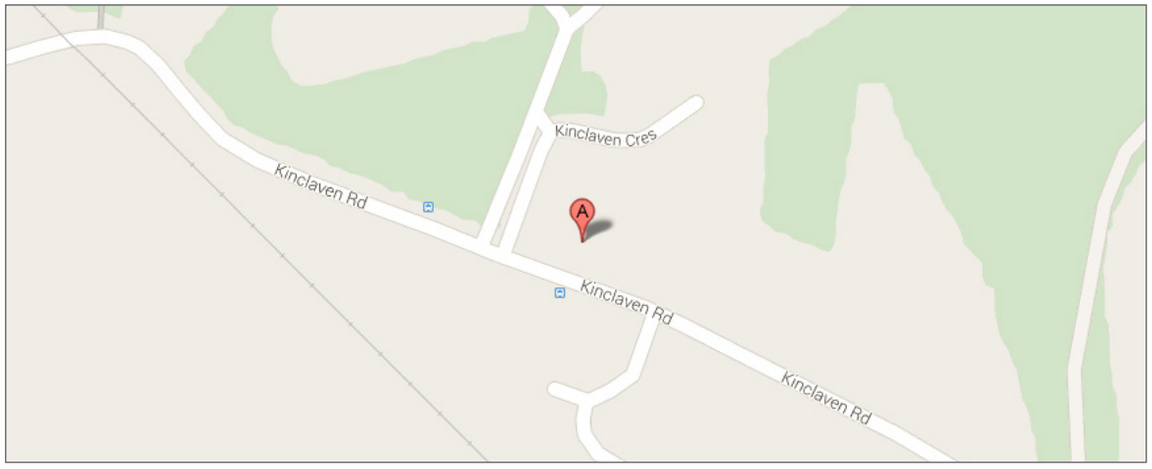
Map | Floor Plan | Dimensions



APPROXIMATE DIMENSIONS

(Taken from the widest point)

Lounge	5.20m (17'1") x 4.00m (13'1")	Bedroom 2	3.40m (11'2") x 3.30m (10'10")
Kitchen	4.00m (13'1") x 2.80m (9'2")	Bedroom 3	3.60m (11'10") x 3.50m (11'6")
Utility Room	2.90m (9'6") x 2.20m (7'3")	Bedroom 4	3.30m (10'10") x 2.40m (7'10")
Conservatory	4.20m (13'9") x 4.00m (13'1")	Bathroom	3.40m (11'2") x 3.30m (10'10")
Bedroom 1	4.80m (15'9") x 4.60m (15'1")	Garage	5.80m (19') x 2.90m (9'6")
En-suite	3.30m (10'10") x 2.00m (6'7")		



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McEwan Fraser Legal

Solicitors & Estate Agents

Claremont House, 130 East Claremont Street
Edinburgh, EH7 4LB
Telephone: 0131 524 9797
Fax: 0131 556 5129
Email: info@mcewanfraserlegal.co.uk
www.mcewanfraserlegal.co.uk

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Part Exchange

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Surveyor



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
CATHERINE ANDERSON
Designer