





McEwan Fraser Legal

Solicitors & Estate Agents

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Hillview

REDGORTON, PERTH, PH1 3EL

PERTH





Situated in the heart of Perthshire and surrounded by beautiful countryside Redgorton offers an excellent rural lifestyle in a quiet location, yet set just on the outskirts of Perth itself. Redgorton is within easy reach of Methven and Madderty and only a short drive from Auchterarder and Crieff with all the amenities and services these areas have to offer. The area also includes the villages of Hillyland and Ruthvenfield and offers some of the most outstanding countryside in Scotland.

Public and private schooling can be found within easy driving distance at Madderty, Crieff and Perth and there is also a school bus available from the area. Strathallan school at Forgandenny accommodates nine to eighteen-year-old children and Morrisons in Crieff provides nursery, primary and secondary education. Shopping facilities are available within the village of Methven and Perth itself hosts a range of amenities as expected from a city of this size. The renowned Gleneagles Scottish Golf and Spa Hotel near Auchterarder is a five-star award-winning resort which includes three championship golf courses, Michelin star restaurants and a choice of outdoor pursuits. The area also provides easy access to the central road network providing commuting both north and south and including Edinburgh Airport, approximately one hour drive away.





























HILLVIEW

Part Exchange is available. We are delighted to introduce to the market this rare opportunity to purchase this fabulous family home set within a peaceful village location just minutes away from the Inveralmond Roundabout in Perth. Benefiting from the Luncarty Primary School catchment area (with pick up and drop off nearby) as well as all nearby amenities including a pub/restaurant, convenience store and quick access to the A9 North or Southbound for routes into Glasgow, Edinburgh or Inverness, this superb home is the perfect purchase for any growing family looking for modern living within a quiet location.

Hillview is a bright and spacious three bedroom detached 'chalet' style property perfectly located amongst the agricultural countryside of Perthshire. The downstairs accommodation consists of a spacious lounge with large front aspect offering amazing views. Continuing through the property we find a bright family bathroom with three-piece suite then a generous double bedroom with rear aspect and built-in cupboard storage. From the rear of the hallway, we find the spacious kitchen finished with beech fronts and perfectly contrasted with granite effect work surfaces. A further door from the kitchen takes us into the large utility room and the back door of the property. The hallway enjoys two separate cupboards of varying dimensions. Climbing the stairs to the upper landing we find another large walk-in storage cupboard and two generous double bedrooms offering front and rear aspects. Both bedrooms benefit from ample built-in cupboard storage and access to the eaves attic space via hatches. The upstairs accommodation is completed with a convenient toilet with basin and access to the floored attic space is via a hatch on first floor landing and is fitted with a ladder and fixed light.

Hillview benefits from an integral single garage with power and a driveway for two cars. The front garden is lawned with a tidy selection of shrubs and trees. To the rear, we have a lawn with drying area and vegetable patches in addition to the greenhouse and garden shed.







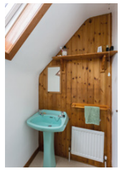






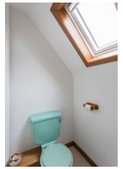




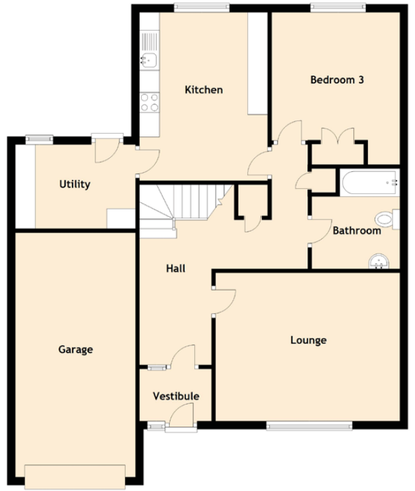




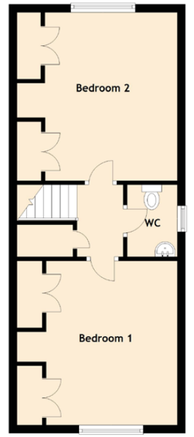




Ground Floor



First Floor



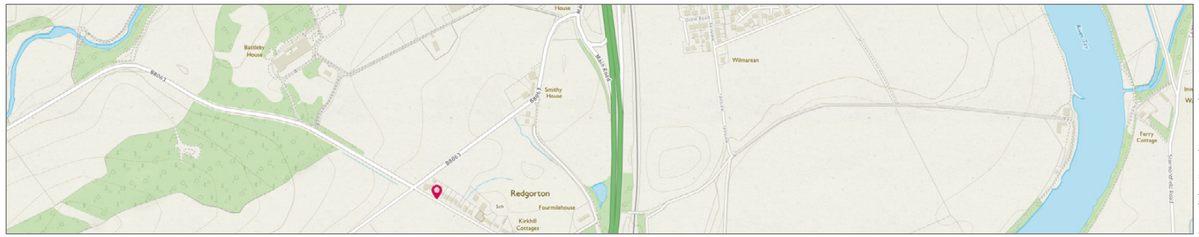
Approximate Dimensions
(Taken from the widest point)

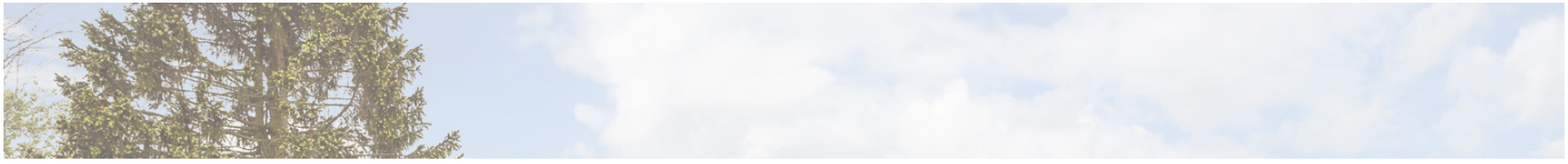
Vestibule	1.80m (5'11") x 1.30m (4'3")
Lounge	4.60m (15'1") x 3.70m (12'2")
Kitchen	4.20m (13'9") x 3.20m (10'6")
Utility	3.00m (9'10") x 2.10m (6'11")
Bedroom 1	4.10m (13'5") x 4.00m (13'1")
Bedroom 2	4.20m (13'9") x 4.00m (13'1")
Bedroom 3	3.80m (12'6") x 3.20m (10'6")
Bathroom	2.50m (8'2") x 2.20m (7'3")
WC	1.80m (5'11") x 1.25m (4'1")
Garage	6.10m (20') x 3.00m (9'10")

Gross internal floor area (m^2): 115m^2

EPC Rating: E

Extras (Included in the sale): All floor coverings and light fittings.

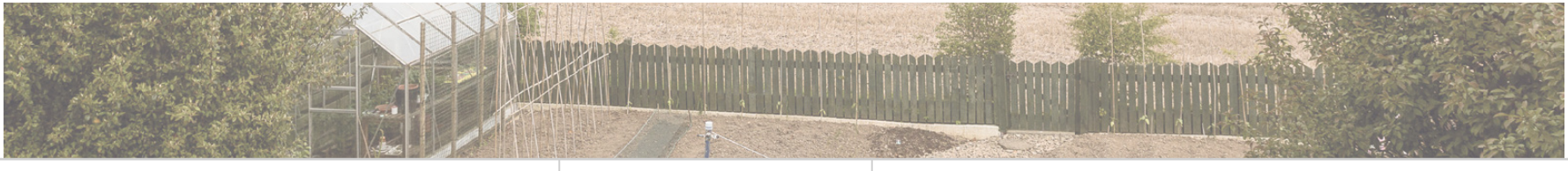












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Part Exchange Available

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GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2016
THE SUNDAY TIMES
THE TIMES



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