Premier Properties
Perth

9 Glencarse Home Farm Steadings, Glencarse, PH2 7LF

Offers Over £399,995

4 3 nu D

Upon entering, you are welcomed by a bright entrance vestibule and hallway that leads to a thoughtfully designed ground floor. Here, you will find a comfortable bedroom complete with an en suite shower room, a practical utility room, and a fantastic open-plan kitchen and dining area that is perfect for entertaining. The good-sized lounge, featuring a cosy stove, provides a warm and inviting space to relax. Additionally, the recently added family room extension offers even more versatility and space for family gatherings or quiet evenings.

The first floor comprises a further bedroom with its own en suite shower room, alongside two additional bedrooms and a family bathroom, ensuring ample accommodation for all family members or guests.

The property benefits from efficient LPG gas heating and double-glazed windows throughout, providing comfort and energy efficiency.

Externally, the house is set within garden grounds to both the front and rear. The rear garden is particularly appealing, offering a private retreat that overlooks the stunning countryside, perfect for enjoying the outdoors. For added convenience, there is also a single car garage, providing extra storage space.

This delightful home in Glencarse combines modern living with the charm of rural life, making it a must-see for those seeking a tranquil yet accessible location.

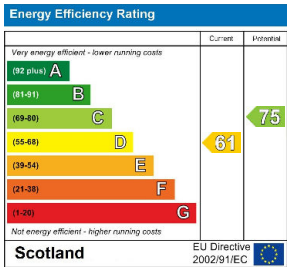
- 4 bedrooms
- Open-plan kitchen/dining
- Spacious lounge with stove
- Family room extension
- LPG Gas heating
- Double glazed windows
- Countryside views
- Single car garage
- Picturesque Glencarse location

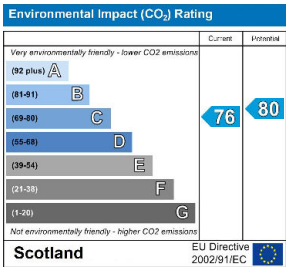
Premier Properties Perth

9 Glencarse Home Farm Steading, Glencarse, PH2 7LF

Total: 1819 sq. Ft, 169 m2
1st Floor: 1256 sq. Ft, 117 M2, 2nd Floor: 563 sq. Ft, 52 m2
Excluded Areas: Utility: 61 sq. Ft, 6 M2, Porch: 37 sq. Ft, 3 M2, Garage: 196 sq. Ft, 18 M2,
Walls: 191 sq. Ft, 17 m2

All Measurements Are Approximate And For Display Purposes Only





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

45 King Street, Perth, PH2 8JB
T. 01738 44 22 55 | **E.** sales@premierpropertiesperth.co.uk
www.premierpropertiesperth.co.uk