



**Premier
Properties**
Perth



9 Glencarse Home Farm Steadings, Glencarse, PH2 7LF Offers Over £399,995

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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



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

