

Thorntons 
The right way to move



4 Seggieden Close, Inchture, Perth, PH14 9AD

01738 443456 | WWW.THORNTONS-PROPERTY.CO.UK



This generous, modern detached house is nestled within a quiet cul-de-sac in a contemporary development in Inchtute. With four bedrooms, two reception rooms, and two bathrooms, plus delightful gardens, a single garage and a double driveway, the house represents an ideal family home.

The front door opens into a vestibule with storage for coats and shoes, affording access to a central hall with further storage and a WC. On your left, you step into a living room. Spanning the entire depth of the property and offering fantastic flexibility for various lounge furniture layouts, the living room is flooded with light through a south-facing bay window to the front and French doors to the back, which afford access to the garden. Across the hall, a spacious kitchen awaits. A selection of wood-styled cabinets is accompanied by plentiful workspace, neutral splashback tiles, a laminate floor, and a range of integrated appliances: namely an electric double oven and grill, a gas hob (paired with a stainless-steel splashback), an extractor hood, a fridge/freezer, and a dishwasher. This leaves plenty of space for a seated dining area and the kitchen is supplemented by an adjoining utility room, housing a washing machine with garage access and external access. Completing the ground-floor accommodation is a versatile, south-facing second reception area, presented with attractive décor, which could lend itself to a variety of uses, such as a formal dining room, a family room, a play room, or an office.

On the first floor, a landing with storage affords access to four double bedrooms and a bathroom. The bedrooms enjoy warmly-toned décor and cosy fitted carpets, and all four are accompanied by built-in wardrobes. The master further benefits from an en-suite shower room. Finally, the partially-tiled bathroom comprises a bath with an overhead shower and a glazed screen, a pedestal basin, a WC, and two mirrored vanity cabinets. Gas central heating and double glazing ensure year-round comfort and efficiency.

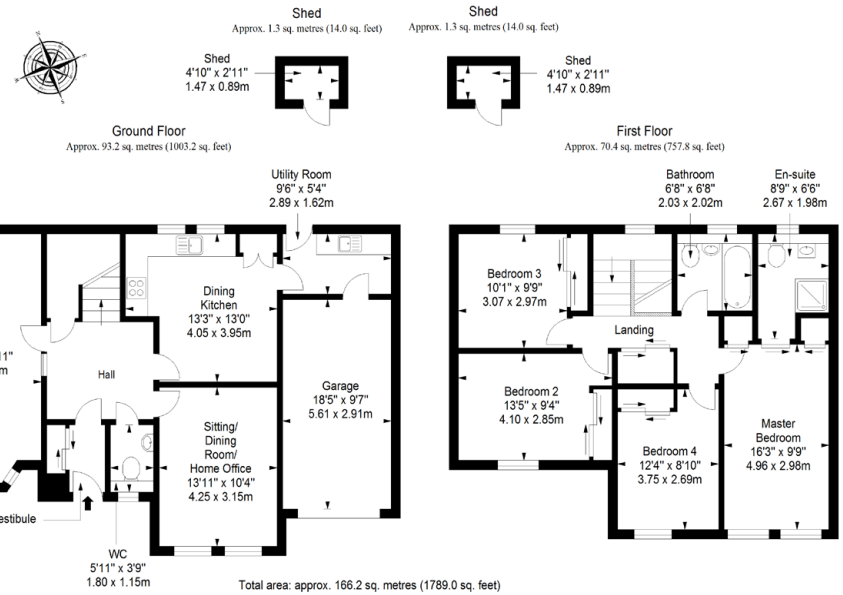
Externally, in addition to the well-kept front garden, with a manicured lawn, a small seating area, and leafy shrubbery, the home is accompanied by a delightful, mature rear garden. This wonderful outdoor space, with views over adjacent farmland and the hills in the distance, features a further lawn, large established planting areas, a pergola, a patio and two sheds, plus a summer house which will be installed before the sale. Private parking is provided by a mono-block double driveway leading to an integral single garage.

Extras: All fitted floor coverings, window blinds, most curtains, light fittings, integrated appliances, and washing machine to be included in the sale, along with some garden furniture, summer house and sheds. The office furniture in the sitting/dining room/office is available by separate negotiation. EPC Rating: C.



FEATURES

- Attractive, contemporary development
- Quiet cul-de-sac setting
- Generous detached house
- Practical vestibule with storage
- Hall with storage and WC
- South-facing living room
- Modern dining kitchen
- Sitting room/dining room/office
- Four double bedrooms with built-in wardrobes
- One en-suite shower room
- Partially-tiled bathroom
- Handy utility room
- Lovely front and rear gardens
- Integral single garage
- Double mono-block driveway
- GCH and DG



Inchtore

Nestled in the picturesque Perth and Kinross countryside, the village of Inchtore 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 Inchtore Hotel, which offers a bar and restaurant, whilst more extensive amenities are available in nearby 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, Inchtore 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 Inchtore 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.