



Lochton House,  
Stormontfield, PH2 6BG  
Offers Over - £380,000



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Rare to the market, unique large detached bungalow built in the early 1900s. Located closeby Perth Race Course and only a short drive of Perth City Centre this secluded property sits within approximately 2/3 of an acre of mature garden grounds with stunning views over the surrounding countryside with the River Tay only a short walk away. A large gravel driveway leads from the front of the property to a large detached double garage to the rear. Warmth is by LPG central heating. Three spacious double bedrooms two of which with ensembles, one with a dressing area. Separate large bathroom with jacuzzi bath and WC. Three public rooms including spacious Lounge, Dining Room with access to Home Office and large Kitchen/Dining/Family Room with a wide selection of units, Rangemaster cooker, integrated dishwasher, American fridge/freezer, Kardendean flooring. Viewing is highly recommended to appreciate the location and potential this property has to offer.





### Dimensions –

Lounge – 5.85m x 5.30m (approx)

Dining Room – 5.37m x 3.77m

Kitchen/Dining/Family – 7.95m x 5.36m (approx)

Utility – 3.17m x 1.85m (approx)

Office – 3.24m x 2.29m (approx)

Bathroom – 3.00m x 2.15m (approx)

WC – 2.00m x 1.20m (approx)

Bedroom 1 – 5.02m x 4.22m (approx)

Ensuite – 3.02m x 1.30m (approx)

Bedroom 2 – 5.02m x 4.22m (approx)

Bedroom 3 – 4.26m x 2.88m (approx)

Dressing Area – 2.88m x 1.16m (approx)

Ensuite – 2.85m x 1.48m (approx)



Burdens –

EPC – F Council Tax Band – F

Note – External photos are from Summer.

Note: While Neil Whittet Solicitors make every effort to ensure all particulars are correct and given in good faith any intending purchasers should satisfy themselves by inspection or to the correctness of each of them.



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Almondbank

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Coupar Angus

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