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Leading Perthshire Estate Agency

2 Pinel Lodge , Pinel Grove, Murthly, Perth, PH1 4ES

Offers Over £190,000

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**NEXT HOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

2 Pinel Lodge , Pinel Grove, Murthly, Perth, PH1 4ES

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FREE Valuations



We're open 7 days a week until 9pm



Registered Buyers



No obligation mortgage advice



Conveyancing Quotations



First Time Buyer with No Deposit



Next Home's Buying Guide



Next Home Open Days

# About the Area

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Druids Park is a desirable residential area within the sought-after village of Murthly, set amidst the beautiful Perthshire countryside. Known for its peaceful surroundings and strong sense of community, the area offers an ideal balance of rural living with convenient access to nearby towns.

Murthly benefits from local amenities including a primary school, village shop and well-regarded hotel, while Perth is easily reached by car for a wider range of shopping, leisure and transport links. With scenic woodland walks, riverside paths and open countryside on the doorstep, Druids Park is particularly appealing to families, professionals and those seeking a quieter lifestyle in an attractive setting.

Pinel Lodge occupies a peaceful position within Pinel Grove, surrounded by mature woodland and open green space, while remaining within easy reach of Perth and excellent transport links. The estate setting, combined with the scale of accommodation on offer, makes this a particularly appealing and seldom-available property.





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# Property Summary

A rare opportunity to acquire a substantial self-contained ground floor apartment set within the historic and highly regarded Murthly Estate, offering approximately 1,900 square feet of versatile accommodation all on one level.

The apartment is accessed via a private front porch, which opens into a generous kitchen and dining area. This space provides an excellent hub for everyday living, with ample room for dining furniture and direct access to a useful utility area. A rear door from the kitchen offers convenient access to the outside.

From here, a long internal hallway leads through the remainder of the accommodation, creating a clear sense of separation between living and sleeping spaces.

The spacious lounge is a highly versatile room, capable of accommodating a variety of layouts and furnishings. This room flows naturally into a conservatory, offering additional living space and a pleasant connection to the surrounding gardens and grounds.

There are three well-proportioned double bedrooms, providing flexibility for family living, guests, or home working. The principal bedroom is particularly impressive, benefitting from built-in wardrobes, a private en-suite bathroom, and an attractive bay window to the front, enhancing both light and character.

A further family bathroom serves the remaining bedrooms and guests.

The property features electric heating and retains charming sash and case windows throughout, adding to the period character and sense of scale within the rooms.

Parking is on site and a single garage pertains to the property.



# Key property features

- ✓ Rare to the market
- ✓ Chain free
- ✓ Great potential
- ✓ 1900 sqft
- ✓ Single Garage
- ✓ Very spacious apartment
- ✓ Victorian features
- ✓ Popular residential area
- ✓ Quiet location
- ✓ Principal en-suite













# Have a property to sell?

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# Floorplans

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# Property Room sizes

## **PORCH**

*8' 2" x 7' 7" (2.49m x 2.31m)*

## **KITCHEN/DINER**

*23' 4" x 10' 9" (7.11m x 3.28m)*

## **UTILITY ROOM**

*10' 7" x 5' 2" (3.23m x 1.57m)*

## **LOUNGE**

*22' 2" x 22' 2" (6.76m x 6.76m)*

## **CONSERVATORY**

*22' 2" x 10' 5" (6.76m x 3.18m)*

## **PRINCIPAL BEDROOM**

*19' 5" x 17' 6" (5.92m x 5.33m)*

## **ENSUITE**

*9' 6" x 6' 4" (2.9m x 1.93m)*

## **BEDROOM**

*18' 3" x 15' 1" (5.56m x 4.6m)*

## **BEDROOM**

*14' 5" x 8' 7" (4.39m x 2.62m)*

## **BATHROOM**

*10' 5" x 7' 6" (3.18m x 2.29m)*

PLEASE NOTE: 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 or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



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