



 **clyde**  
PROPERTY

TOMCROY

**TOMCROY**  
PERTH ROAD  
BIRNAM



TOMCROY | PERTH ROAD, BIRNAM, PH8 0DN



Located within the highly sought-after Perthshire village of Birnam is this deceptively spacious 4 bedroom 2 public room detached bungalow benefiting from gas central heating, double glazing, excellent storage space, off-street parking, a detached double garage and generous garden grounds.

Enjoying a high degree of privacy being ideally set back from the main road, the property is conveniently located within walking distance of the many local amenities and services within the village itself and nearby Dunkeld including convenience stores, post office, restaurants, cafés, primary school and the award-winning Birnam Arts and Conference centre. Many outdoor pursuits and hobbies are catered for also including fishing on the famous River Tay and its tributaries, golfing and picturesque walks at The Hermitage and also Birnam Hill.

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The bright and spacious lounge.



Alternative angle of the lounge.



Additional views of the lounge.



The property is accessed into an entrance vestibule which leads into a wide hallway with doors to various rooms. The elegant lounge enjoys a bright triple aspect and provides plenty of space for free-standing furniture. There is also an inset wood-burning stove which makes an ideal focal point to the room. Opposite the lounge there is a large formal dining room which could potentially be used as an additional bedroom if required. The dining kitchen is fitted with a good amount of base and wall units with integrated hob, oven and hood and space for additional appliances. There are 4 bedrooms in total, all generous double rooms, with the master bedroom giving access into an en-suite shower room. The large, stylish family bathroom has been newly fitted with a contemporary suite comprising: WC, wash-hand basin, bath tub and separate shower cubicle. Within the hallway there is an access hatch into the large loft space providing an abundance of storage space.

The property sits centrally within the very private grounds. To the front of the property is the driveway leading to the detached double garage equipped with power and lighting and path leading up to the front door. The garden grounds consist of a large decking which wraps around three sides of the property, an ornamental fish pond, log store, large area of lawn, flowerbeds and a selection of colourful shrubs and trees. At the rear of the garden there is a pathway leading up to a secluded summer house with power supply.



The formal dining room.



The dining kitchen is fitted with a good amount of base and wall units.



Alternative views of the kitchen.



The generous master bedroom.



Alternative view of the master bedroom and the en-suite shower room.





One of the additional double bedrooms.



The remaining bedrooms, both double rooms.





The stylish family bathroom.

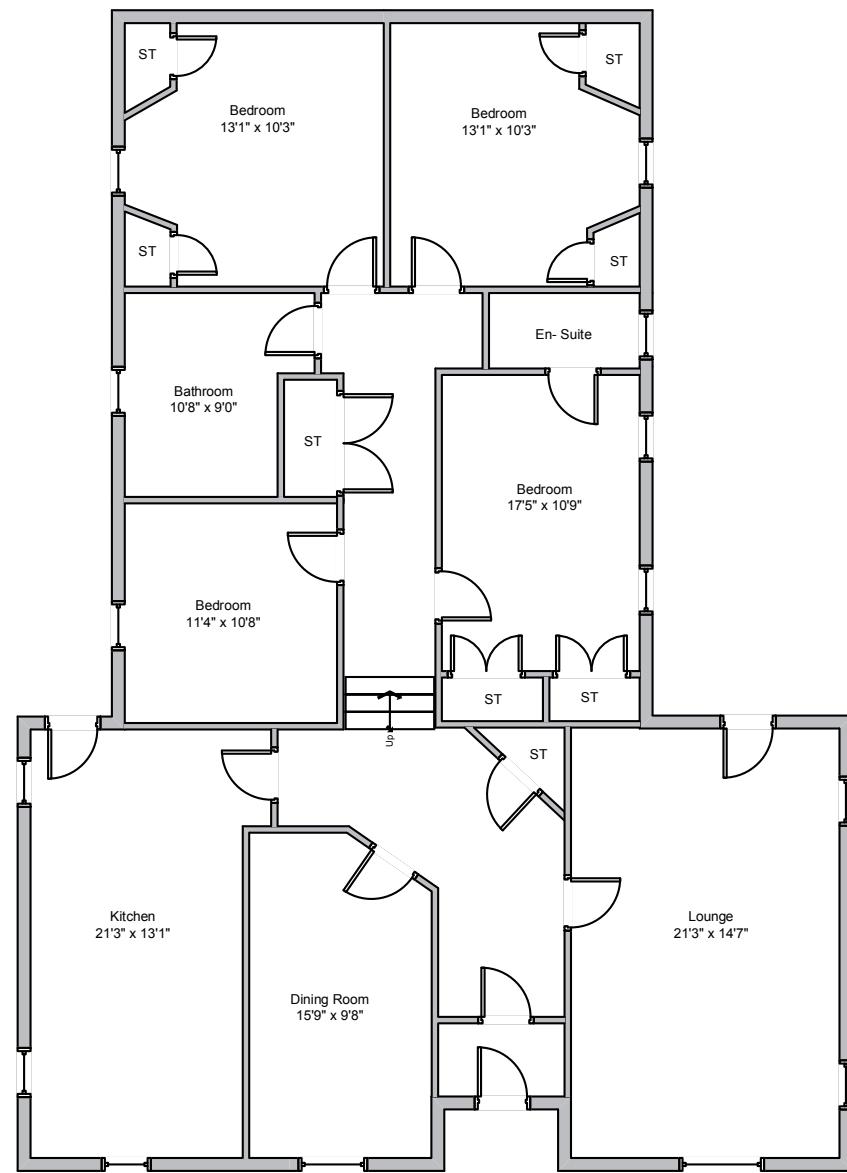


Additional view of the bathroom and alternative views of the central hallway.





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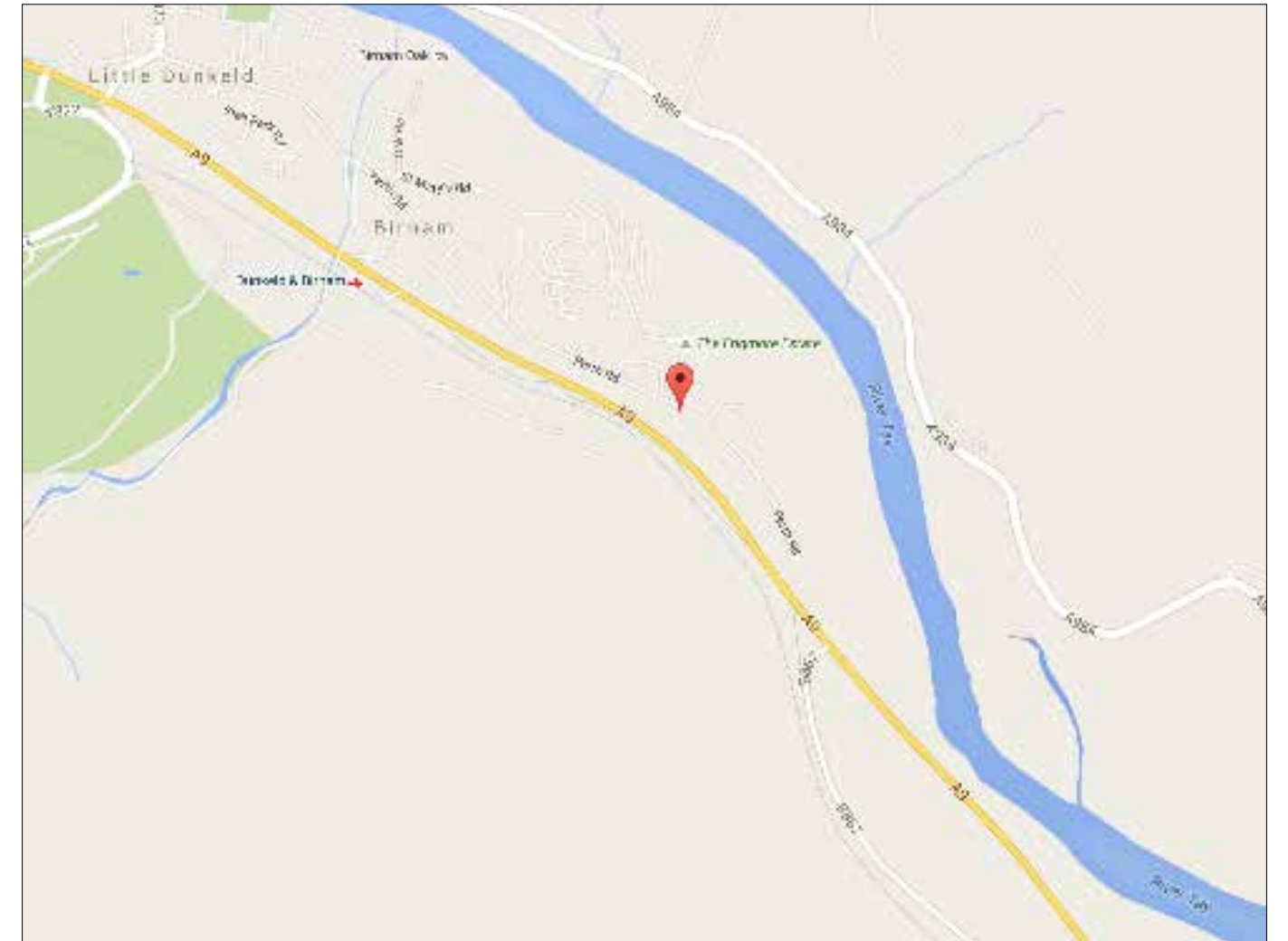


#### VIEWING ARRANGEMENTS

By appointment please through Clyde Property Perth T. 01738 507070 or E. perth@clydeproperty.co.uk we're available till 8pm every day

PROPERTY REFERENCE XD0695 EER RATING Band C

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#### LOCATION

Located just off the A9 linking Perth and Inverness, Dunkeld & Birnam have long been regarded as some of the most picturesque locations in Perthshire and is traditionally in high demand for a range of purchasers. Within the villages there are a host of excellent services and amenities including various quality restaurants and eateries, local shops, bank, post office, the highly regarded Birnam Institute Arts and Conference centre and a mainline railway station with daily services to various destinations around Scotland and the UK. There is a nearby golf course and the famous River Tay runs nearby offering fantastic salmon fishing opportunities. Many pleasant country walks can also be enjoyed within the area. The city of Perth (14 miles) offers more extensive facilities with road links to other towns and cities including, Pitlochry (12 miles), Blairgowrie (11 miles) Dundee (39 miles), Edinburgh (58 miles) and Glasgow (70 miles).

PLEASE NOTE: Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points. Clyde Property exercise a policy of using recycled paper for all their printed material.

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