



FERNBRAE
ST. MARTINS ROAD
BALBEGGIE



Enjoying a very peaceful and convenient location within the Perthshire village of Balbeggie, just 2 miles from Scone and 5 miles from Perth, is this simply superb 5 bedroom 3 public room detached home benefiting from double glazing, gas central heating, excellent storage space, off-street parking and a detached garage and a generous rear garden with some lovely country views.

The quality of finish, fixtures and sanitary ware is very high throughout as is the attention to detail and the flow and layout of the accommodation also offers a great degree of versatility to suit a range of buyers.



The property boasts a lovely open aspect to the rear.



The lounge provides plenty of space for furniture and also boasts double doors leading out into the rear garden.



The superb reception hall really sets the tone for the rest of the property.





Built 8 years ago to an individual design, the property successfully combines various traditional features such as solid stone to the exterior, and oak flooring and cornicing in all rooms with many quality modern aspects such as a fantastic Pronorm German designed kitchen, contemporary sanitary ware and bathrooms and LED downlighters to name but a few. All flooring, windows and doors, including wardrobe doors are also solid oak and the property also features brushed chrome electrical fittings throughout. The custom made blinds in various rooms will also be included. The layout and size of the accommodation also offers a great degree of versatility, meaning it would appeal to and suit a range of potential purchasers.

Viewing is simply essential to fully appreciate the many eye-catching features and many unseen attributes that the property boasts and which make it a notably spacious, energy efficient, modern family home.

The property is entered into a superb reception hall with double height ceiling and which leads into various rooms. To the front of the property is a large formal dining room and to the opposite side of the hall is a very spacious double bedroom which is currently used as a home office/music room. The lounge is positioned to the rear of the property and boasts a flueless Sorriso living-flame gas fire and also double doors which provide a pleasant aspect over the garden and lead out onto a large area of decking, ideal for the summer months. The stylish kitchen is fitted with a designer range of base units with integrated appliances, centre island and separate utility room, making it a very practical and sociable space. Off the kitchen is a large sun room of solid oak construction and with space for free-standing furniture and doors out onto the decking. Another notable feature of this particular room is the solid wood beams, window sills and frames. Also located on the ground floor is a handy cloakroom toilet.

On the first floor there is a fantastic gallery landing giving access to all four bedrooms on this level and the family bathroom. It also features solid oak flooring which continues into all of the bedrooms. All of the bedrooms are very spacious double rooms and all feature built-in storage space. The master bedrooms gives access into a stylish en-suite shower room and another of the bedrooms also features an en-suite toilet and sauna. The family bathroom is fitted with a contemporary suite comprising; WC, wash-hand basin, Jacuzzi bath and separate shower cubicle.

To the front of the property is a handmade stone dyke and a driveway with leading down to the property and the detached garage with remotely controlled door and is equipped with power and lighting. There is also a small section of garden and access to the rear garden via either side. To the rear of the property is a generous garden which benefits from a sunny southern-facing aspect and views over the surrounding countryside. It is well stocked with a selection of colourful plants and shrubs and the large area of decking provides ample space for furniture and is ideal for relaxing with the family or entertaining guests. The property also features sensor activated lighting to the exterior and on the garage.







The spacious master room with built-in storage and access into a stylish en-suite shower room.

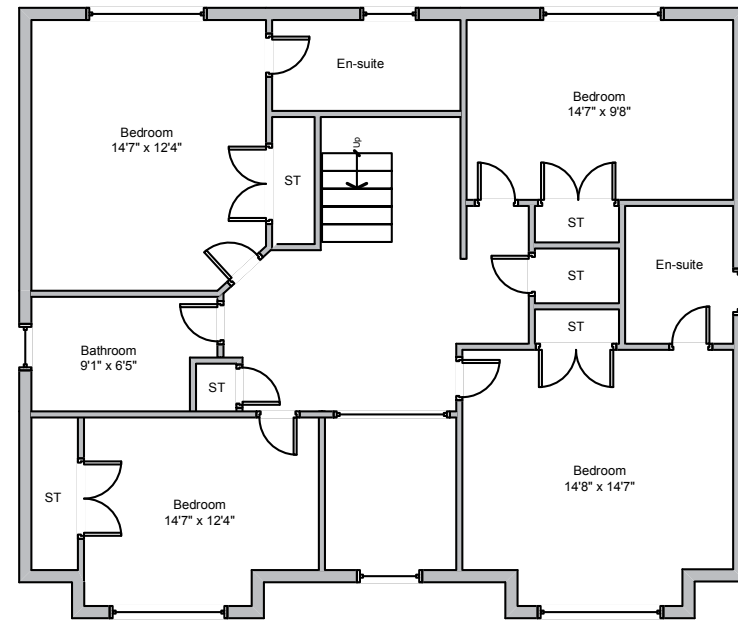
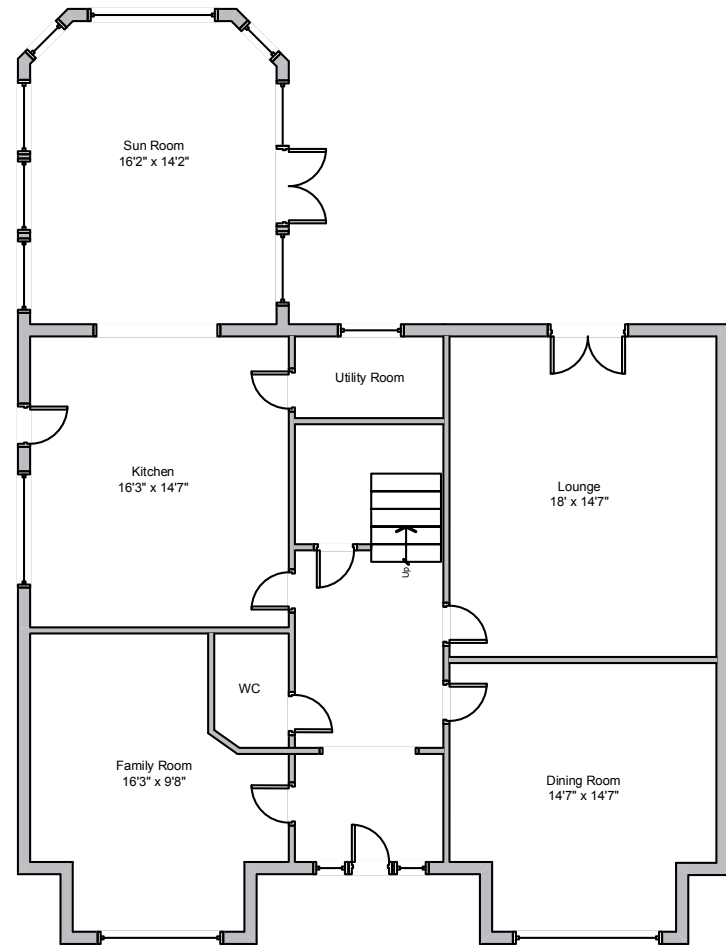


All bedrooms are generous double rooms with built-in storage.



Please contact Clyde for full details and to view a fuller picture of Fernbrae. log onto our website and discover more images alongside an HD Property Movie.



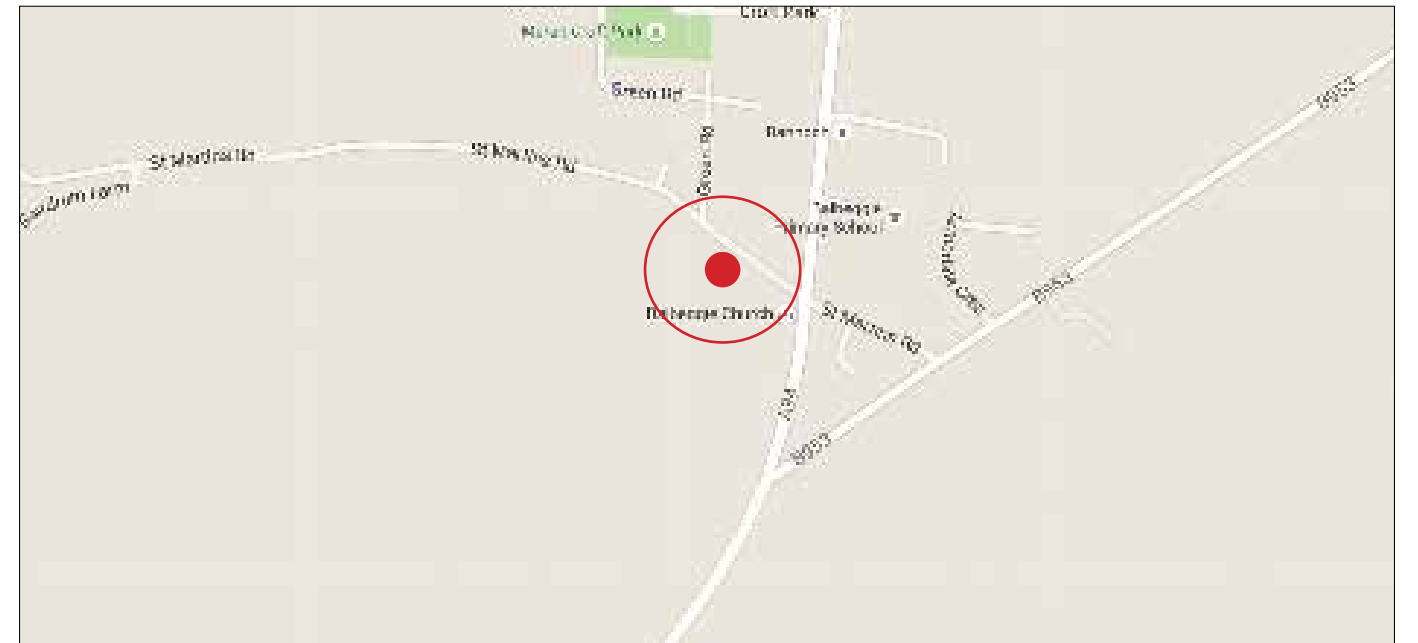


VIEWING ARRANGEMENTS

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 XE0516

EER RATING Band B



TRAVEL DIRECTIONS

Located approximately 5 miles east of Perth, Balbeggie also offers easy access to various towns and villages such as Scone, Coupar Angus, Blairgowrie and Dundee. There is a regular bus service running through the village and property itself is located within walking distance of the local shop, primary school as well as various picturesque country walks.

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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