



1 Orchard Way, Inchtute, Perth, PH14 9QB



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Offers Over £365,000



A stunning and immaculately presented 5 BEDROOM EXTENDED DETACHED FAMILY HOME situated within a prime corner plot position in a modern development within the village of Inchtute.

The spacious accommodation comprises of entrance vestibule, reception hall, WC, formal lounge, dining room, open plan kitchen/family room, play room and utility room on the ground floor level together with a family bathroom and 5 bedrooms (2 of which are en-suite and the master with dressing room also) on the first floor level. EPC RATING C.

There is double glazing and gas central heating throughout. The property benefits from having a double garage and enclosed well maintained garden grounds and to the rear of the property there are magnificent open views over the surrounding countryside.

Early viewing is highly recommended to appreciate the quantity and quality of accommodation on offer.

AREA

The village of Inchtute is located in the Carse of Gowrie and is on the A90 trunk road between Perth and Dundee on the Northern side of the Firth of Tay. The village lies approximately 9 miles from Dundee city centre and 13 miles from Perth. Ninewells hospital and medical school are within easy reach and PRI, Abertay and Dundee Universities, Dundee Airport and Technology Park are all within close proximity. There are mainline railway stations at Dundee and Perth. Within the village there is a post office, shop, hotel, a reputable primary school and a church.

ENTRANCE VESTIBULE

6' 8" x 4' 9" (2.03m x 1.45m) Entered via a part glazed front door, the vestibule has the benefit of having a double cloaks cupboard and there is tiling to the floor. Radiator. Cornicing to the ceiling. Glazed door to the hall.

RECEPTION HALL

11' 10" x 9' 6" (3.61m x 2.9m) A very spacious and welcoming reception hall providing access to all lower level accommodation. Hard wood floor covering. Telephone point. Cornicing and inset lighting to the ceiling. Large under stair storage cupboard.

WC

6' 9" x 4' 11" (2.06m x 1.5m) Fitted with a white suite comprising WC and pedestal wash hand basin. There is tiling to the walls and complementary tiling to the floor. Radiator.

LOUNGE

17' 9" x 15' 8" (5.41m x 4.78m) A very bright and spacious formal room with box bay window to the front and additional window to the side. Feature inset fireplace. Cornicing to the ceiling. Hardwood floor covering. Radiator.

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DINING ROOM

11' 10" x 10' 10" (3.61m x 3.3m) Entered from the kitchen via glazed double doors, the dining room has the benefit of a window to the side. Hardwood floor covering. Cornicing to the ceiling. Radiator.

PLAY ROOM

10' 4" x 8' 1" (3.15m x 2.46m) A versatile room accessed off the family room with window to the rear affording magnificent views. Cornicing and inset lighting to the ceiling.

UTILITY ROOM

8' 4" x 6' 1" (2.54m x 1.85m) Fitted with a range of wall and base units with contrasting work surfaces and tiling between. Stainless steel sink and drainer unit. Complementary tiling to the floor. Space and plumbing for washing machine and tumble dryer. Window and part glazed door to the rear garden. Door to integral garage.

KITCHEN/FAMILY ROOM

25' 6" x 20' 11" (7.77m x 6.38m) A spacious open plan and sociable room which is flooded with natural light from both bi-folding doors; additional double French doors; windows to the rear and complemented by the Velux ceiling windows. The kitchen area is fitted with a range of modern wall and base units with granite work surfaces and splash backs. Integrated appliances include a double oven/grill, combination oven/microwave with hot drawer below; induction hob with extractor over; dishwasher; wine cooler and there is an American style fridge freezer. Other features of this room include the LED plinth lighting and pop up plug socket, together with the moulded sink and drainer unit with mixer tap over including boiling tap. Cornicing and inset lighting to the ceiling. Radiator and feature vertical radiator.

LANDING

17' 3" x 12' 0" (5.26m x 3.66m) A carpeted staircase provides access to the first floor landing and thereon to all further accommodation. Radiator. Carpet. Cornicing and inset lighting to the ceiling. Hatch providing access to the attic space.

BATHROOM

9' 4" x 7' 4" (2.84m x 2.24m) Fitted with a modern white suite comprising WC, pedestal wash hand basin, double shower unit and bath. There is tiling to the walls and wet wall within the shower area. Vinyl floor covering. Inset lighting to the ceiling. An opaque glazed window to the side provides additional light and ventilation.

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MASTER BEDROOM

20' 4" x 16' 10" (6.2m x 5.13m) A very bright and spacious master suite with box bay window to the front. Radiator. Carpet.

EN-SUITE

8' 1" x 7' 11" (2.46m x 2.41m) Fitted with a white suite comprising WC, wash hand basin enclosed within vanity unit with mirror over and double shower unit with wet wall within. There is tiling to the remaining walls and complementary tiling to the floor. Chrome ladder heated towel rail. Inset lighting to the ceiling. An opaque glazed window to the rear provides additional light and ventilation.

DRESSING ROOM

7' 4" x 6' 1" (2.24m x 1.85m) A very handy room with window to the rear overlooking the countryside. Mirrored double wardrobe with sliding doors, shelving and hanging rail. Carpet. Radiator. Ample space for a dressing table. Hatch to additional attic space.

BEDROOM 2

15' 7" x 11' 0" (4.75m x 3.35m) A further spacious double bedroom with window to the front. Carpet. Double and triple fitted wardrobes with lighting over, sliding doors, shelving and hanging rail. Radiator. Cornicing to the ceiling. Carpet.

EN-SUITE 2

7' 1" x 5' 7" (2.16m x 1.7m) Fitted with a white suite comprising WC, pedestal wash hand basin and shower cubicle. Opaque glazed window to the side. Vinyl floor covering. Radiator.

BEDROOM 3

11' 11" x 10' 7" (3.63m x 3.23m) A double bedroom with window to the rear overlooking the open countryside. Wall to wall fitted wardrobes with mirrored sliding doors, shelving and hanging rail. Cornicing to the ceiling. Radiator. Carpet.

BEDROOM 4

11' 0" x 10' 11" (3.35m x 3.33m) A further spacious double bedroom with window to the rear. Carpet. Wall to wall fitted wardrobes with mirrored sliding doors, shelving and hanging rail. Cornicing to the ceiling. Radiator.



BEDROOM 5

9' 10" x 8' 4" (3m x 2.54m) A further spacious bedroom with window to the front. Cornicing to the ceiling. Fitted double wardrobe with mirrored sliding doors, shelving and hanging rail. Radiator.

EXTERNAL

The property is located on a fantastic corner plot. To the front of the property there is a mono blocked driveway providing off street parking for up to three cars and leading to a double garage which has the benefit of power and light and also houses the boiler. The front garden is predominately laid to lawn with planted borders. There is a gate to the side of the property providing access to the rear garden which is enclosed with a mixture of timber fencing and hedging. The rear garden is laid to lawn and there is an attractive decking area which is accessed from both the kitchen and family room and providing an ideal haven for relaxation and socialising during the summer months. Paved patio and children's play area.



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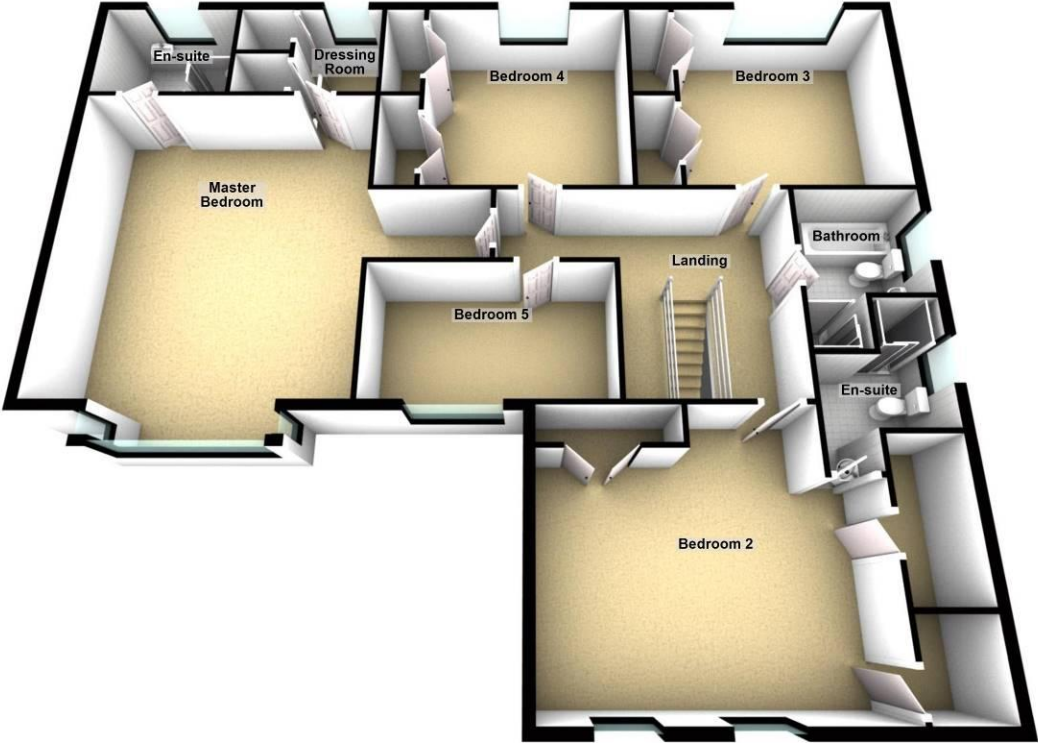
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Ground Floor



First Floor



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