



**Glamis Crescent, Inchtute, Perth, PH14 9QU**



  
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# Offers Over £325,000



We are delighted to bring to the market this deceptively spacious and very well presented FOUR/FIVE BEDROOM DETACHED FAMILY VILLA situated within a popular residential area in the village of Inchtute.

The accommodation comprises entrance vestibule, hall, W.C., breakfasting kitchen, utility room, dining room, lounge and family room on the ground floor together with four double bedrooms, the master of which is en-suite, and a family bathroom on the first floor.

There is double glazing and gas central heating throughout the property and the kitchen has the benefit of electric underfloor heating.

Externally the property has magnificent views to the rear over the open countryside and there is a sizeable enclosed garden. To the front of the property a driveway provides off street parking for two vehicles and leads to the double garage.

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' 9" x 4' 11" (2.06m x 1.5m)**

Entered via a part-glazed door with adjacent side screen, the entrance vestibule has a fitted double cupboard and cloaks area. Carpet. Radiator.

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#### **HALL**

**12' 3" x 9' 3" (3.73m x 2.82m)**

A very wide and welcoming reception hall providing access to all accommodation. Laminate floor covering. Radiator. Understair storage cupboard. Telephone point.

#### **W.C.**

**6' 9" x 4' 11" (2.06m x 1.5m)**

Fitted with a white suite comprising W.C. and pedestal wash hand basin with splash back. Laminate floor covering. Radiator.

#### **BREAKFASTING KITCHEN**

**24' 0" x 11' 3" (7.32m x 3.43m)**

A very bright and sociable room which is open plan. The kitchen has recently been upgraded and fitted with a range of high-gloss cream wall and base units with solid block wood work surfaces and glazed splash backs. The integrated appliances include a NEFF induction hob integrated into the breakfast bar, two raised single ovens (one oven/grill/microwave and one self-cleaning oven/grill), dishwasher, wine cooler and fridge/freezer. Stainless steel 1½ bowl sink and drainer unit. Tiled floor with underfloor heating. Window to the rear. The breakfasting area has room for free standing furniture for informal dining. Window to the rear. Radiator.

#### **UTILITY ROOM**

**8' 4" x 6' 2" (2.54m x 1.88m)**

Fitted with a base unit incorporating a stainless steel sink and drainer with work surface over. Space underneath for washing machine and tumble dryer. Part glazed door and window to the rear. Tiled flooring. Internal door to integrated garage. Hatch to attic space.

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#### **FAMILY ROOM**

**14' 8" x 11' 3" (4.47m x 3.43m)**

This versatile room could be a fifth bedroom if required. Double doors give access to the rear garden. Cornicing to the ceiling. Laminate floor covering. Radiator.

#### **DINING ROOM**

**11' 10" x 10' 11" (3.61m x 3.33m)**

Another versatile room with window to the side. Carpet. Radiator. Cornicing to the ceiling.

#### **LOUNGE**

**17' 9" x 15' 9" (5.41m x 4.8m)** The lounge is a very bright and spacious public room with box bay window to the front and additional window to the side. Feature wood burning stove. Two radiators. Cornicing to the ceiling. Laminate floor covering.

#### **LANDING**

**12' 0" x 9' 11" (3.66m x 3.02m)**

The carpeted staircase provides access to the first floor landing and thereon to all further accommodation. A hatch gives access to additional attic space. Radiator.

#### **BEDROOM 1**

**15' 7" x 11' 4" (4.75m x 3.45m)**

A spacious double bedroom with window to the front. Wall-to-wall wardrobes with mirrored sliding doors and additional fitted triple wardrobe with shelving and hanging rail. Carpet. Radiator.

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#### **EN-SUITE**

**7' 4" x 5' 0" (2.24m x 1.52m)**

Fitted with a white suite comprising W.C., pedestal wash hand basin and shower cubicle. Partial tiling to the walls. Laminate flooring. Opaque glazed window to the side.

#### **BEDROOM 2**

**12' 0" x 10' 6" (3.66m x 3.2m)**

A further double bedroom with window to the rear affording magnificent open views. Quadruple fitted wardrobe with sliding doors housing the hot water tank. Radiator. Carpet.

#### **BEDROOM 3**

**11' 2" x 11' 0" (3.4m x 3.35m)**

Double bedroom with window to the rear, again with open views. Fitted triple wardrobe. Carpet. Radiator.

#### **BEDROOM 4**

**12' 0" x 9' 11" (3.66m x 3.02m)**

A double bedroom with window to the front. Triple fitted wardrobe. Carpet. Radiator.

#### **BATHROOM**

**7' 5" x 6' 11" (2.26m x 2.11m)**

Fitted with a white suite comprising W.C., pedestal wash hand basin, shower cubicle and bath. There is partial tiling to the walls and laminate flooring. Radiator. Opaque glazed window to the side.

#### **EXTERNAL**

To the front of the property the garden is laid to lawn with planted borders. A monoblock driveway provides parking for two cars and leads to the integrated double garage. The garage has the benefit of power and light and there is also a large hatch with pull-down ladder providing access to the attic space.

A path to the side of the property leads to the rear garden which is enclosed with timber fencing and is also laid to lawn. There are three raised flower beds and a large paved patio area providing an ideal haven for relaxation and summer socialising whilst enjoying the peaceful open aspect and views. Timber shed.

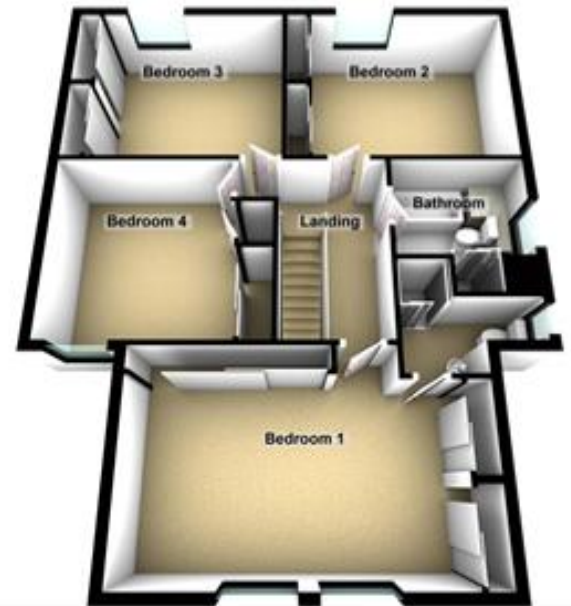






**Ground Floor**

**First Floor**





  
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