



5 ORCHARD WAY

INCHTURE

Forming part of a modern development in Inchture, this substantial detached house offers an immaculate family home with four bedrooms, two reception rooms and two bathrooms, plus delightful gardens, a multi-vehicle driveway and a detached double garage.

Positioned behind a manicured garden, the front door opens into an entrance vestibule with built-in storage, flowing through to a spacious hall with a handy WC and further storage – both welcoming entrance areas are fitted with handsome Amtico flooring. Stretching the entire depth of the property, the living room on the left enjoys neutral décor enhanced by elegant accent wallpaper and classic coving, and also features patio doors opening onto the rear garden. Across the hall, a formal dining room provides the perfect setting for family meals and entertaining. Next door, the sunny kitchen is fitted with attractive wood-styled cabinets supplemented by generous worktops, splashback tiling and practical tiled flooring. Offering space for a breakfasting area, the kitchen has been designed to incorporate an integrated fridge freezer, electric oven, gas hob, extractor and dishwasher; space for an undercounter washing machine is also included. The breakfasting kitchen also allows direct access to the garden.

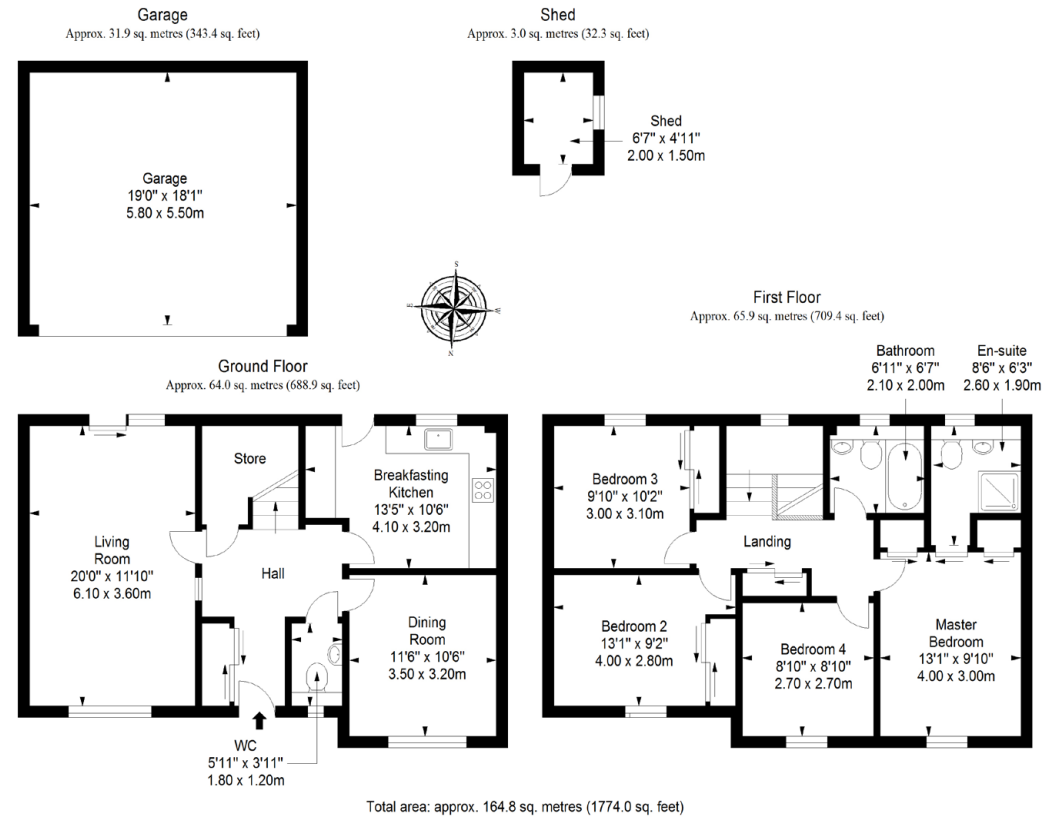
Upstairs, a central landing with storage and loft access (via a Ramsay ladder) leads to three double bedrooms, a generous single bedroom and a family bathroom. The master bedroom accommodates twin built-in wardrobes and enjoys an en-suite shower room. The two further double bedrooms boast built-in wardrobes, whilst the single bedroom is currently being used as a home office. The home benefits from gas central heating, controlled by a handy Wiser smart heating control, and double glazing.

In addition to the front garden, the property is accompanied by a southerly-facing rear garden with a wonderful open aspect, and comprising a well-tended lawn, a patio, a rockery and fruit bushes, an outside tap, and a handy shed. Parking for several vehicles is provided by a vast monoblock driveway leading to a detached double garage with an electric door, lighting, and electricity. EPC Rating - C.

Extras: All fitted floor coverings, selected curtains and light fittings, and integrated appliances to be included in the sale.







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Nestled in the picturesque Perth and Kinross countryside, the village of Inchture lies just 10 miles west of Dundee and just under 14 miles northeast of Perth. Daily amenities, including a post office, minimarket and a hotel, can be found in the village and more extensive amenities are available in nearby Dundee or Perth. Both cities boast fantastic shopping centres, entertainment venues and cultural attractions to suit all ages and tastes. Dundee train station is under 20 minutes' drive away and operates regular services to Aberdeen, Arbroath, Glasgow and Edinburgh, making the area an ideal choice for commuters preferring a quiet, rural lifestyle. Owing to its tranquil location, Inchture has no shortage of scenic countryside to enjoy, creating an ideal backdrop for leisurely strolls, running or cycling. For those who prefer to exercise indoors, 7 Health & Fitness Health Club is under 10 minutes' drive away in Dundee and hosts a fully-equipped gym, a swimming pool, a sauna and a steam room. Schooling is well-catered for in the area, with Inchture Primary School in the village and secondary schooling offered at nearby Perth High School. The village is bypassed by the A90, making travelling by car swift and efficient.

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