



11 Kinclaven Road, Murthly
Offers in the region of £239,000

 REID
ESTATES

Outstanding property set in rural village with amenities at hand! Local village, bus stops, General store. Village hall. Soon to be opened a village Inn!

Home Report Valuation - £240,000

Immaculate well presented four bedroom home, built in 1999, situated in the village of Murthly, approximately 10 miles from Perth. Ideal family home or Retirement home. This bungalow was built to a high standard by Stephen Homes and is in the much sought after area of Murthly which has a village shop and post office. There is also a primary school.

Murthly is situated minutes from the main A9 making commuting easy to Perth, Dundee, Glasgow and Edinburgh.

The bungalow consists of Lounge, Dining Room, Kitchen, Utility, Three Double Bedrooms, one with Ensuite, Single Bedroom currently used as a Study, Family Bathroom, Private south facing rear garden and low maintenance front garden. The driveway is large enough to hold 6 cars.



Entrance Vestibule 1.2 x 1.4 (3'11" x 4'7")

Entered by solid wood door with opaque glass side panel, solid wood flooring, door leading to Hallway.

Lounge 5.7 x 2.60 (18'8" x 8'6")

Bright spacious lounge with window overlooking the front garden and driveway, cornice, two centre pendant lights, telephone socket, TV point, two radiators, wooden curtain pole, carpet flooring, ample room for free standing furniture.

Hallway 5.15 x 1.5 (16'11" x 4'11")

Large wide hallway with doors leading to Lounge, Bedrooms 1-4 and Family Bathroom with a large double door storage cupboard with shelf, carpet flooring, telephone point, access to attic, which is partly floored..

Kitchen 3.73 x 3.05 (12'3" x 10'0")

Large oak kitchen with ample wall and base units, laminate worktops, south facing windows overlooking the garden, Double oven, Hotpoint hob, and dishwasher, plenty of work top space, solid wood doors leading to Dining Room and Utility Room. Cornice. Vinyl flooring

Dining Room 3.07 x 2.76 (10'1" x 9'1")

Bright spacious Dining Room with room for a table and chairs to seat eight

persons. Ample space also for other free standing furniture. Oak flooring, Cornice, Double patio doors, leading to south facing garden.

Master Bedroom 4.04 x 3.04 (13'3" x 10'0")

Large bedroom facing south overlooking the rear garden, it has sky plus, fitted double wardrobe with mirrored doors, carpet flooring. Ample space for free standing furniture.

Master En-Suite 2.21 x 1.55 (7'3" x 5'1")

The en suite comprises of wc, pedestal wash hand basin and cubicle shower. Radiator, Carpet flooring.

Bedroom 2 4.0 x 2.71 (13'1" x 8'11")

A good sized double bedroom facing south with 3 double sockets, curtain pole and fitted wardrobe with mirrored doors, fully carpeted, Radiator, Centre pendant light. Room for free standing furniture

Bedroom 3 4.0x 2.71 (13'1" x 8'11")

A large double bedroom with fitted wardrobes with mirrored doors facing north, fully carpeted. Radiator, Ample room for free standing furniture.

Bedroom 4/Study 2.75 x 2.56 (9'0" x 8'5")

A single bedroom facing north, currently

used as a study, phone point and 3 double sockets. Ample room for free standing office or bedroom furniture. Radiator

Family Bathroom 3.0 x 1.93 (9'10" x 6'4")

Very large spacious 3 piece bathroom with shower over bath, pedestal wash hand basin and wc, vinyl flooring, centre light plus light above mirror and basin. Fully tiled.

Utility Room 2.56 x 1.28 (8'5" x 4'2")

The extra height in the utility room is used for a pulley (not part of sale), ample storage and work space, cupboard, back door leads to rear garden.

Garage

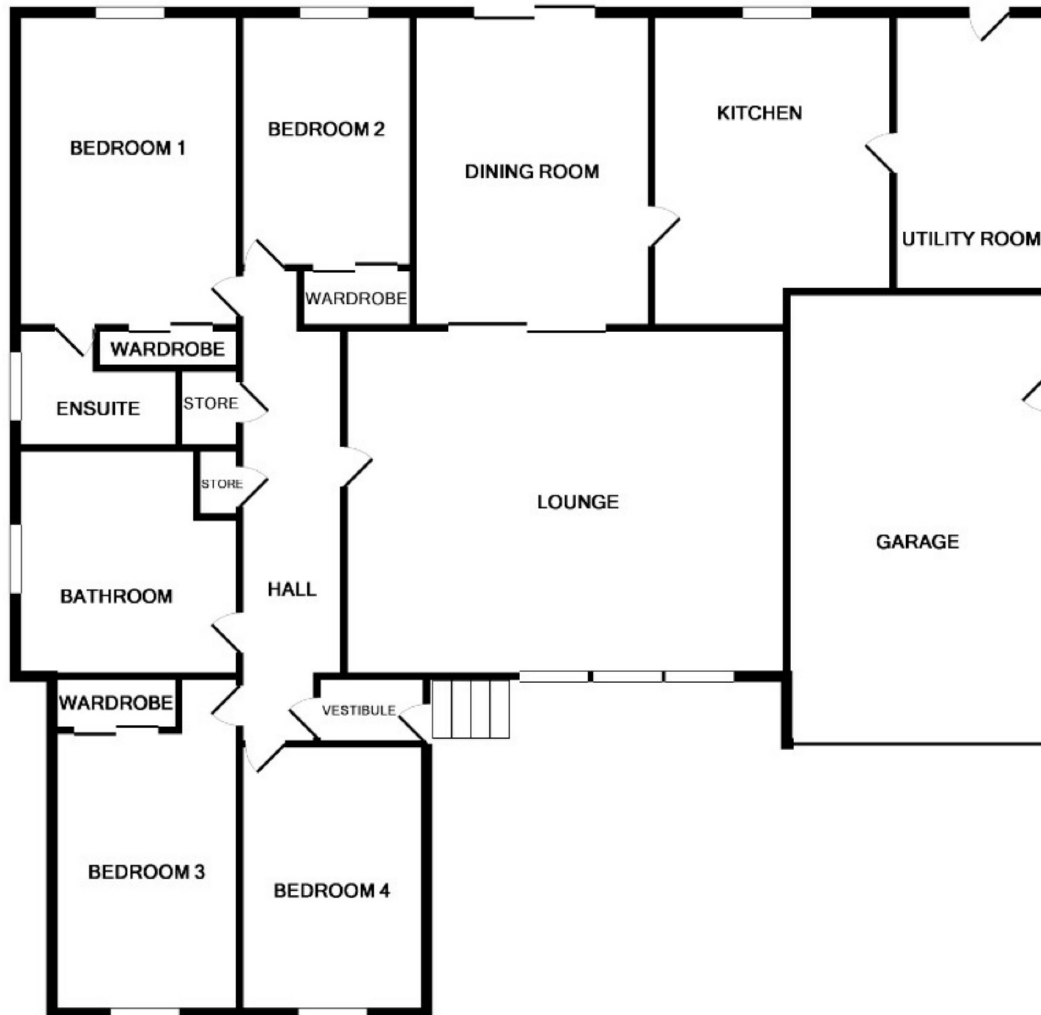
A large single garage with a very large floored loft space.

Garden

A two tier garden at the rear facing south and fully enclosed. A real sun trap, large lawn, flower borders and patio with BBQ area. Well stocked with mature shrubs and perennials. To the front there is ample parking for 6 cars and the garden is laid out for low maintenance.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2014

Energy Efficiency Rating		Environmental (CO ₂) Impact Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
92-100 A			92-100 A		
81-91 B			81-91 B		
69-80 C			69-80 C		
55-68 D			55-68 D		
39-54 E			39-54 E		
21-38 F			21-38 F		
1-20 G			1-20 G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Scotland		EU Directive 2002/91/EC	Scotland		EU Directive 2002/91/EC

Energy Efficiency Rating: Current 66, Potential 69
Environmental (CO₂) Impact Rating: Current 55, Potential 69

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.