



Balgowan, Methven
Offers in the region of £275,000

 REID
ESTATES

£35,000 off Home Report Valuation. Outstanding family home! Really must be viewed!

Very nice bungalow, well presented and very spacious, set in the beautiful countryside of Balgowan, close to Methven.
Large easily maintained garden.

This south facing bungalow on the edge of Balgowan is accessed by a shared private road with open views across the surrounding countryside. The property is situated approximately 4 miles from Methven which has a Post Office, Village Shop and Public House, Church. Approximately 7 miles from Crieff, approximately 10 miles from Auchterarder and the world renowned Gleneagles Hotel - Golf Courses, approximately 10 miles from the city of Perth. Perthshire is renowned for its tourism, sporting and leisure facilities.

There are Primary schools at Madderty, (average class size of 6 children), which also has a community centre and church and a primary school at Methven. There are also Private schools at Glenalmond, Strathallan, Morrisons, Ardvreck, Craighclowan, Kilgraston to name a few.

The outer ring motorway network can be accessed at Crieff Road and Broxden interchange, providing easy commuting to all major cities in the central belt and North.

A video of this property can be viewed at www.reidestates.co.uk



Vestibule 1.74x1.32 (5'9" x 4'4")

Entered by solid wooden door with glass portals, centre light, power sockets, 15 pane glass door leading into Reception Hall.

Reception Hall 9.10x1.69 (29'10" x 5'7")

This large hallway has a double door storage cupboard with shelving and coat hooks for hanging coats etc, cupboard housing hot water tank, central heating thermostat, power sockets, smoke alarms, 2 radiators, wall lights, carpet flooring. Doors leading to Lounge, Kitchen, 4 Bedrooms and Family Bathroom.

Lounge 7.56x6.0 (24'10" x 19'8")

This spacious lounge has a bay frontage with two windows and a patio door facing south, another two windows facing east across the side garden, marble fireplace with slate hearth and brass and coal effect inset gas fire, which could easily be converted to an open fire. The lounge gives views over the countryside, 2 radiators, downlighters, wall lights, power sockets, TV point, wrought iron curtain poles, carpet flooring, double 15 pane glass door leading to Dining Room, ample room for free standing furniture.

Dining Room 3.72x2.67 (12'2" x 8'9")

This bright room has dual aspect windows giving views over the countryside and garden. Ample room for free standing furniture, radiator, downlighters, power sockets, brass curtain pole and carpet flooring.

Kitchen 4.66x3.71 (15'3" x 12'2")

Large fitted kitchen with a large amount of wall and base units in limed oak, display corner shelves. Integrated 4 burner gas hob, microwave and fan assisted oven, fridge, freezer and dishwasher, 1.5 bowl ceramic sink with drainer and mixer tap, window facing north and over countryside, extractor hood over hob, wooden curtain pole, vinyl flooring, door leading to Utility Room.

Utility Room 2.2x1.51 (7'3" x 4'11")

Three base units with housing for boiler and washing machine and one for storage all with laminate worktop over, window facing north, door leading out onto rear garden, laminate flooring, wooden curtain pole, strip light, door leading to Shower Room

Shower Room 2.19x1.57 (7'2" x 5'2")

Three piece suite consisting of WC, wash hand basin with glass display shelf and mirror above. Fully tiled shower with folding door. Downlighters, Xpelair, vinyl flooring.

Master Bedroom 3.7x3.7 (12'2" x 12'2")

Large bright room with double window facing southwards, double front mirrored glass wardrobe, cupboard with hanging space and shelves for storage, radiator, centre light, curtain track, carpet flooring, ample room for free standing furniture, door leading to Dressing Room.

Dressing Room 2.5x2.3 (8'2" x 7'7")

Window facing north with views over the countryside, centre light, curtain track, room for free standing furniture. This room can easily be made into an ensuite as the plumbing is already in situ.

Bedroom 2 4.0x3.9 (13'1" x 12'10")

A good size room with double window facing northwards, double door fitted wardrobe with hanging space and shelving for storage, centre light, curtain track, carpet flooring, room for free standing furniture.

Bedroom 3 3.2x3.11 (10'6" x 10'2")

Spacious room with window facing north, double door wardrobe with hanging space and shelves for storage, radiator, centre light, curtain track and carpet flooring, room for free standing furniture.

Bedroom 4 3.71x3.14 (12'2" x 10'4")

Spacious room with window facing south with views over the front of the property and the countryside. Feature alcove with glass corner display shelves, centre triple spotlight, stainless steel curtain pole, laminate flooring and ample room for free standing furniture.

Bathroom 2.50x2.38 (8'2" x 7'10")

Four piece suite consisting of shower cubicle, corner bath, WC, wash hand basin with mirror and light above, towel rail, xpelair, downlighters, vinyl flooring making this room elegant and functional.

Attic

Access from the hallway by Ramsay ladder, partially floored and with light.

Front Garden

Driveway through wrought iron gates, leading to the front of the house and a double garage/workshop 10m x 7m (room for 4 cars) with 3 phase power, light, outside tap, shrub border and wall to west side of garden, parking for at least 6 cars.

Side Garden West

Laid to lawn with shrub border, hawthorn trees and fence. Pathway to rear of house.

Rear Garden


Laid to lawn, wooden fence and pathway around house. Rotary clothes drier.

Side Garden East

Laid to lawn, oil tank, wooden fence

Fixtures & Fittings

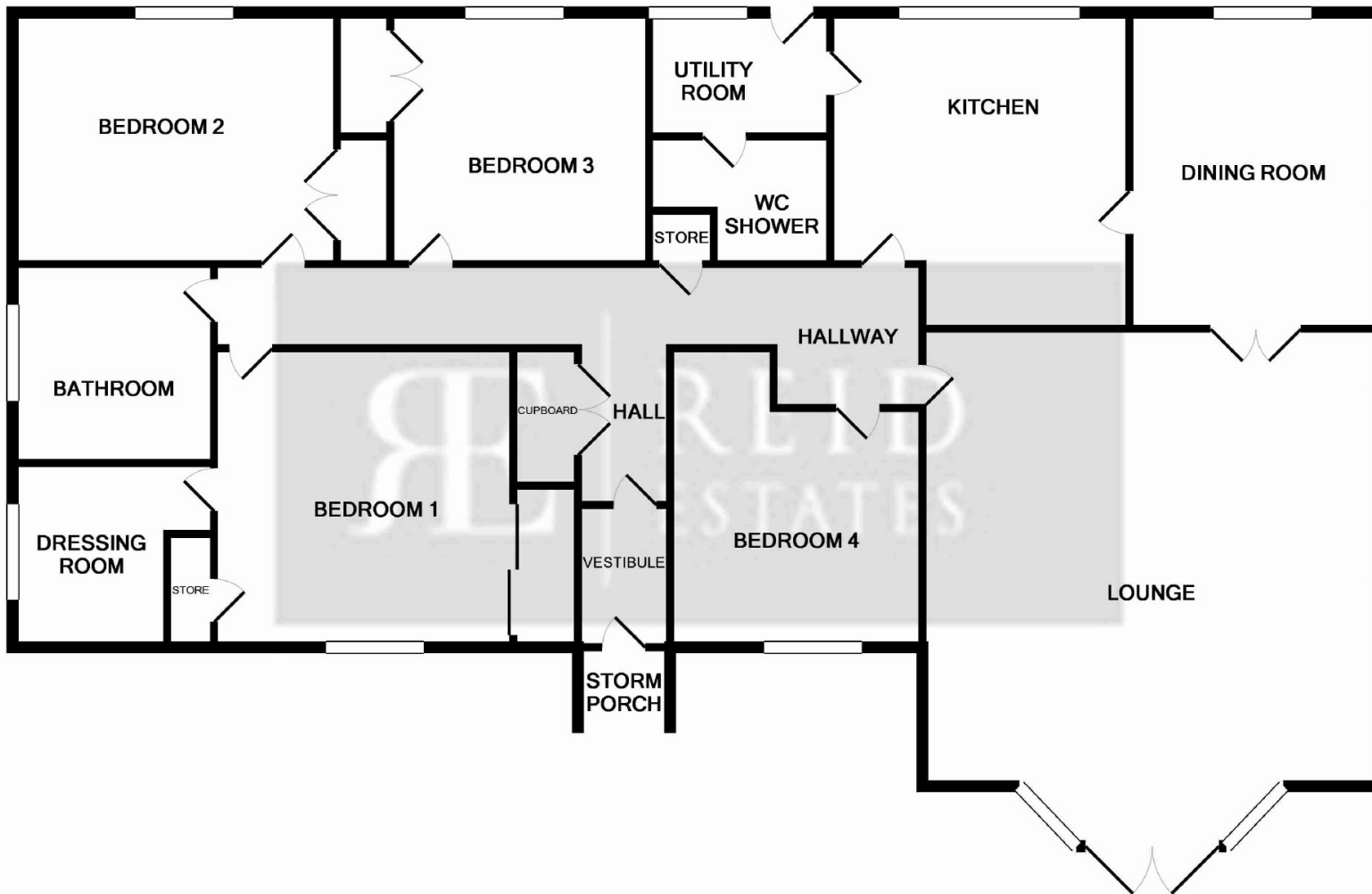
All carpet floor coverings, curtains and integrated appliances included in sale.



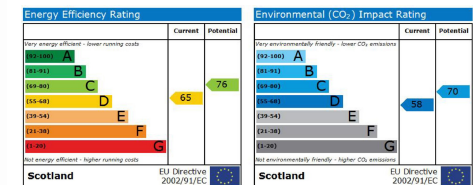
View a video of this
property visit
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