



Pitcairngreen, Perth  
Asking price £300,000

 REID  
ESTATES



Large family home with bed & breakfast potential! Worth viewing!

Home Report Valuation of £310,000

Very spacious detached villa with easily maintained garden, situated beside the village green in the picturesque hamlet of Pitcairngreen. The hamlet is approximately 4 miles from Perth.

Pitcairngreen layout was designed in 1786 by James Stobie factor to John Murray the 4th Duke of Atholl. The Hamlet has a village pub, hall, green which is built round Primary school and shop.

The property consists of Entrance Vestibule, Hall, Dining Kitchen, Lounge/Dining Room, Cloakroom, Utility Room, 5 Bedrooms (2 en suite), Family Bathroom, Conservatory, Gas



**Hallway 4.28 x 1.89 (14'1" x 6'2")**

Bright hallway with corniced ceiling, doors leading to Cloakroom, Kitchen, Bedroom with en suite, Utility Room, Open plan to Lounge/Dining Room and Conservatory, oak wood flooring, two ceiling lights.

**Entrance Vestibule 1.72 x 1.61 (5'8" x 5'3")**

Accessed via a hardwood and glazed door with side panel, corniced ceiling, tiled flooring, 6 panel hardwood and glazed door leading into hall.

**Cloakroom 1.66 x 1.65 (5'5" x 5'5")**

Two piece white suite consisting of wash hand basin, with tiling behind, WC, window overlooking front, extractor fan, tiled flooring, centre pendant light.

**Dining Kitchen 4.71 x 2.71 (15'5" x 8'11")**

Fitted with a range of wall and base units in oak wood with laminate worktops and tiling between, integrated dishwasher, fridge, freezer, Belling 7 burner range cooker with double oven, grill and storage drawer with Belling extractor canopy above. Stainless steel sink with drawer and mixer tap, two windows overlooking the front of the property and one window overlooking the side of the property, ample room for table and chairs, two x 4 spotlights in stainless steel .

**Utility Room 1.71 x 1.44 (5'7" x 4'9")**

Fitted with a range of wall and base units, white ceramic sink, splashbacks tiled, laminate worktop, space for automatic washing machine, under stair storage housing the gas boiler and fuse box, hardwood and glazed door leading to side garden, ample room for storage.

**Lounge/Dining Room 7.73 x 4.61 (25'4" x 15'1")**

Bright very spacious room with three windows allowing in plenty natural light, corniced ceiling, oak wood flooring, five twin candle style wall lights, recessed downlighters, television point, ample room for both large lounge suite and dining room furniture.

**Conservatory 5.29 x 2.34 (17'4" x 7'8")**

Beautiful conservatory overlooking rear garden. The room has eight top opening windows and a pitched roof with slates, double opening doors out onto patio in rear garden, oak wood flooring, twin candle wall light.

**Bedroom 1 with en suite 4.71 x 2.70 (15'5" x 8'10")**

Double bedroom with window overlooking the side garden, oak wood flooring, centre pendant light, radiator, room for free standing furniture.

**En Suite 1.90 x 1.76 (6'3" x 5'9")**

Three piece suite consisting of WC, wash hand basin and mixer tap and bath with mains shower over, glass shower screen, tiled to dado height and behind the bath, tiled flooring, centre pendant light.

**Upper Floor - Stairway**

Carpeted stairway leading to upper floor with window overlooking side garden, triple ceiling light.

**Upper Hallway 7.35 x 6.83 (24'1" x 22'5")**

Carpet flooring, downlighters, doors leading to bedrooms and family bathroom, stairs leading to large attic/study room 7.0 m x 3.59 m with two velux windows allowing in plenty natural light.

**Bedroom 2 3.60 x 3.29 (11'10" x 10'10")**

Double room with window overlooking the rear garden, double door fitted wardrobe with shelving and hanging rail, carpet flooring, radiator, TV point, room for free standing furniture.

**Bedroom 3 3.60 x 3.41 (11'10" x 11'2")**

Double bedroom with windows with deep sills overlooking front and rear garden, radiator, TV point, double door fitted wardrobe with shelf and hanging rail, centre pendant light, carpet flooring, room for free standing furniture.

**Bedroom 4 3.55 x 2.26 (11'8" x 7'5")**

Double bedroom with window overlooking front of property, corniced ceiling, carpet flooring, centre pendant light, hatch to attic, room for free standing furniture.

**Master Bedroom with en suite 4.58 x 4.44 (15'0" x 14'7")**

Large bright room with two windows overlooking front of property and a window overlooking side of property allowing in plenty of natural light, TV point, two pendant ceiling lights, corniced ceiling, carpet flooring, two radiators, ample room for free standing furniture.

**En Suite 2.89 x 0.97 (9'6" x 3'2")**

Three piece suite consisting of walk in shower mains shower with glazed screen, WC, wash hand basin with mixer tap, window overlooking rear garden, tiled behind wash hand basin and shower, tiled flooring, shaver point and light, centre pendant light, radiator, extractor fan.

**Family Bathroom 3.47 x 1.86 (11'5" x 6'1")**

Fitted with 4 piece suite consisting of walk in shower cubicle, bath, wash hand basin and WC, shaver point, extractor fan, tiled flooring, radiator, tiled to dado height, window overlooking rear of property.

**New room****Workshop 6.6 x 3.27 (21'8" x 10'9")**

This room is wooden with four large double glazed windows and tiled roof, currently used as a workshop with electricity and power. Could easily be used as an Office or Sun Room.

**Externally**

There is a wrought iron gate leading to a large gravelled driveway with flower border and paving stones leading to front door, parking for 5 large cars.

The side garden is paved with a garden shed, outside water tap and space for storing wheelie bins. There is also room for drying washing outside.

Rear garden is mainly laid to lawn with flower borders, garden shed, potting shed and is very private. The garden is enclosed by interwoven fence panels.

**Front Drive**

Flower border, gravelled

**Side Garden**

Rotary clothes drier, paved garden shed, fence panels, outside water tap, storage for bins.

**Fixtures and Fittings**

All carpets, floorcoverings, light fittings, blinds where applicable, together with cooker, extractor canopy, integrated dishwasher, fridge, freezer.

Potting Shed, Workshop and Garden Sheds.

All Showers from mains water.

A burglar alarm is fitted to the house also a boiler suppressor.









