

Simple Approach



**5 Gwendoline Row, Drunzie, Perth  
Perthshire PH2 9QU**

**Offers over £479,950**

Simple Approach are delighted to welcome this one-of-a-kind detached family home in the tranquil village of Drunzie near Glenfarg to the Perthshire market. Enjoying a very peaceful and private setting set right back from the road down a charming country lane, this outstanding property benefits from approximately one acre of private surrounding land, as well as a long pebbled driveway and stunning views across distant hills and woodland. This modern-build has been exquisitely designed from start-to-finish and boasts beautiful accommodation throughout, comprising a stylish dining kitchen with integrated appliances, a very grand family room with wood-burning stove, four double bedrooms (two with en-suites) including a sensational cinema room and purpose-built glass balcony, a further contemporary family bathroom and a separate annex with a further double bedroom set over two floors above and behind the spacious double garage. This impressive home is ideally situated for those looking to be within easy commuting distance of Perth, Edinburgh & Glasgow and is the perfect purchase for those accustomed to the best in quality and design, which only viewing will confirm.

### Main House

#### Lounge

20'6" x 20'9" (6.26m x 6.35m)

#### Cinema Room/ Family Room

29'10" x 17'4" (9.10m x 5.30m)

#### Dining Kitchen

24'2" x 13'5" (7.37m x 4.11m)

#### Utility Room

12'2" x 5'3" (3.72m x 1.62m)

### Family Bathroom

10'7" x 10'9" (3.24m x 3.30m)

### Master Bedroom

20'11" x 17'4" (6.40m x 5.30m)

### Walk-in Closet

5'8" x 7'8" (1.74m x 2.35m)

### En-Suite

8'8" x 7'0" (2.66m x 2.14m)

### Bedroom 3

12'6" x 10'10" (3.82m x 3.31m)

### Bedroom 4

13'4" x 11'3" (4.08m x 3.45m)

### Upper En-Suite

6'11" x 7'5" (2.12m x 2.28m)

### Annex

### Annex Lounge

19'5" x 11'8" (5.94m x 3.57m)

### Annex Bedroom

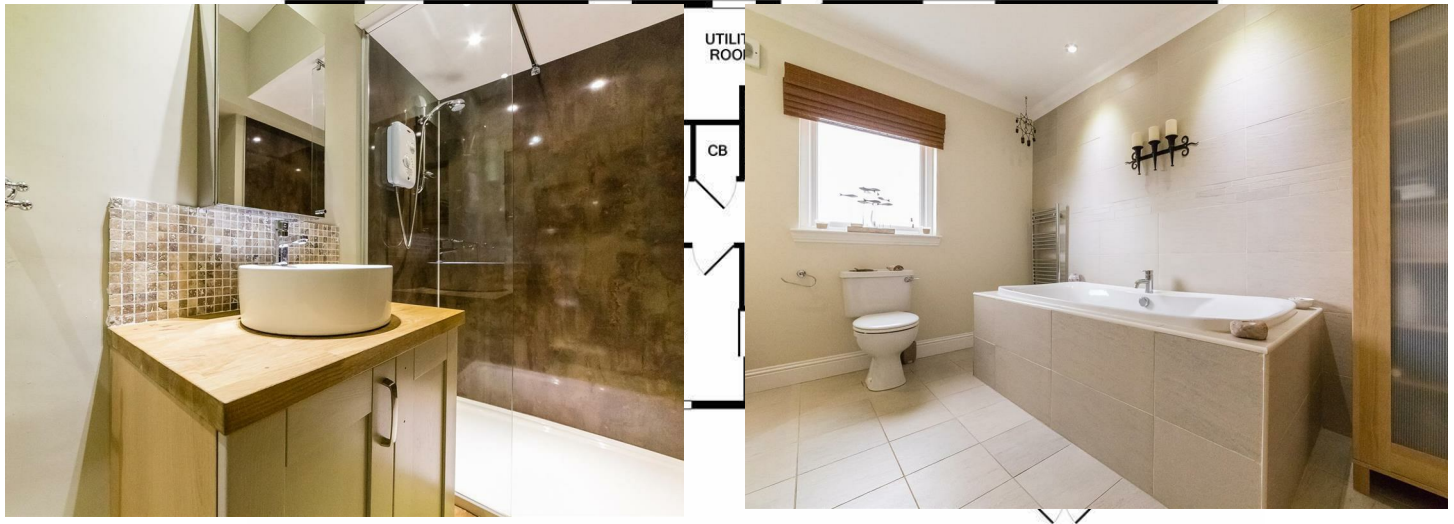
10'10" x 32'8" (3.31m x 9.97m)





- Outstanding Detached House with Annex
- Double Garage & Extensive Driveway
- Purpose-Built Glass Balcony with Open Views
- Approx 1 Acre of Stunning Grounds Surrounding
- Very Private Situation within Peaceful Village Setting
- Modern Dining Kitchen & Contemporary Bathrooms
- LPG Central Heating & Double Glazing





GROUND FLOOR

**Annex Shower Room**

9'4" x 4'7" (2.87mx 1.41m)

**External**

Double Garage- 5.98m x 4.54m

Externally this property boasts extensive and beautifully kept grounds which are mostly laid to lawn with high, neat hedging surrounding the property. Upon entering the grounds you are instantly welcomed by a long, pebbled driveway leading up to a large double garage with annex behind. The property enjoys privacy but does not compromise on its bright, open setting with a glass balcony built from an upper room to take full advantage of the sensational views across the distant landscape of semi-rural Perthshire.

**Location**

The village of Drunzie comprises a handful of attractive family homes, some of different ages, styles and construction. Surrounded by high woodland and beautiful greenery at every turn, this beautiful village is everything the growing family looks for in terms of privacy, security and tranquility all being around 15 minutes drive from Perth City Centre.



1ST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		