

Simple Approach



**Hill Wood Main Street, Glenfarg
Perthshire PH2 9NT**

Offers over £254,950

13-15 St Leonards Bridge, Perth, PH2 0DR
Tel: 01738 827864 Email: info@simpleapproachea.co.uk www.simpleapproachea.co.uk

Simple Approach are delighted to welcome this outstanding four bedroom semi-detached family home in Glenfarg to the Perthshire market. Set over two floors and benefiting from oil central heating and double glazing this bright and spacious property affords excellent accommodation and is the ideal home for any growing family seeking the benefits of peaceful living within a tranquil village location. With all ground floor accommodation accessed from the entrance hallway, this property comprises; a warm and welcoming lounge which benefits from stunning large bay windows, a kitchen that provides ample space and also benefits from having a separate utility room, a separate large dining room and a wet room along with a large bedroom which is great for clients looking to stay on the one level. The ground floor of this property also boasts a stunning garden room with views out to all of the garden to enjoy on those long peaceful days. On the second level there is three sizable bedrooms, a further wet room and a family bathroom completing the accommodation. This property provides comfortable and ample living space for many purchasers and comes to the market in great condition throughout- where viewing is absolutely essential to appreciate. Externally there is ample space for four cars on the private driveway as well as a link-detached single garage. To the rear there is a fully enclosed private garden providing the perfect spot to entertain in the summer months.

Lounge
18'8" x 12'0" (5.69 x 3.67)

Inner Kitchen
10'4" x 5'7" (3.17 x 1.72)

Outer Kitchen
11'6" x 7'6" (3.53 x 2.31)

Study
9'3" x 10'9" (2.83 x 3.29)

Entrance Hallway
10'4" x 8'2" (3.15 x 2.49)

Wet Room Off Ground Floor Bedroom
4'11" x 6'1" (1.50 x 1.86)

Dining Room
13'0" x 15'0" (3.97 x 4.58)

Sunroom/ Extension
13'3" x 10'4" (4.05 x 3.17)

Utility room
9'1" x 7'11" (2.79 x 2.43)

Bathroom
11'3" x 5'6" (3.43 x 1.70)

Bedroom 1 Twin
8'9" x 12'7" (2.69 x 3.85)

Bedroom 2 (Back)
9'8" x 10'4" (2.95 x 3.17)

Bedroom 3 Master
13'2" x 12'6" (4.02 x 3.82)

Shower room
9'10" x 9'4" (3.01 x 2.87)

Location

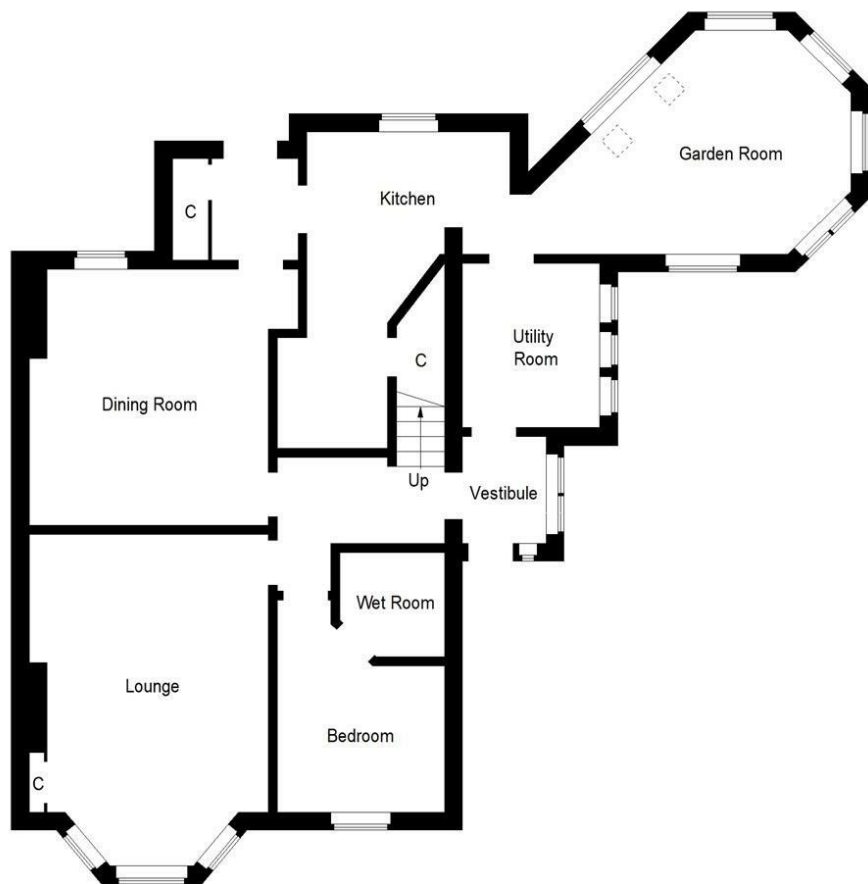
The village of Glenfarg is home to a collection of properties of different sizes, styles and construction all leading up a hillside that runs parallel to the motorway for quick access to the larger Cities of both Perth & Edinburgh slightly further afield. Surrounded by high woodland and beautiful greenery at every turn, this beautiful village is everything the growing family looks for, with a host of its very own amenities such as a local shop and the reputable Arngask Primary School- all being around 15 minutes drive from Perth City Centre where further High Street shopping can be found. The catchment for Secondary schooling for this area is Kinross High School, which is set within easy reach.



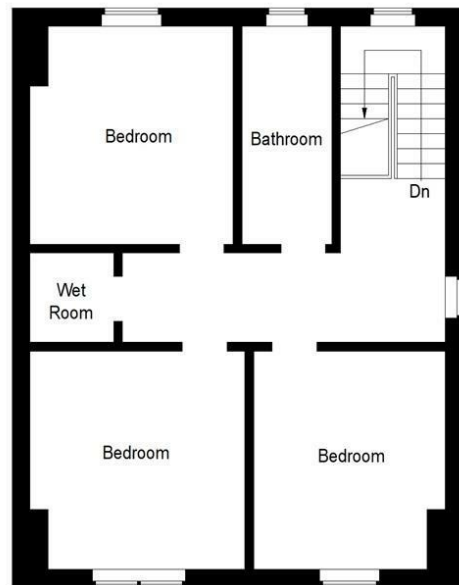


- Beautiful Semi-Detached House
- Oil Central Heating
- Traditional Original Cornicing
- MUST VIEW
- Large Driveway for 4 Cars
- Well Maintained Garden With Mature Shrubs
- Private South Facing Garden Room
- Link-Detached Garage
- Close To All Local Amenities
- Sought After Location

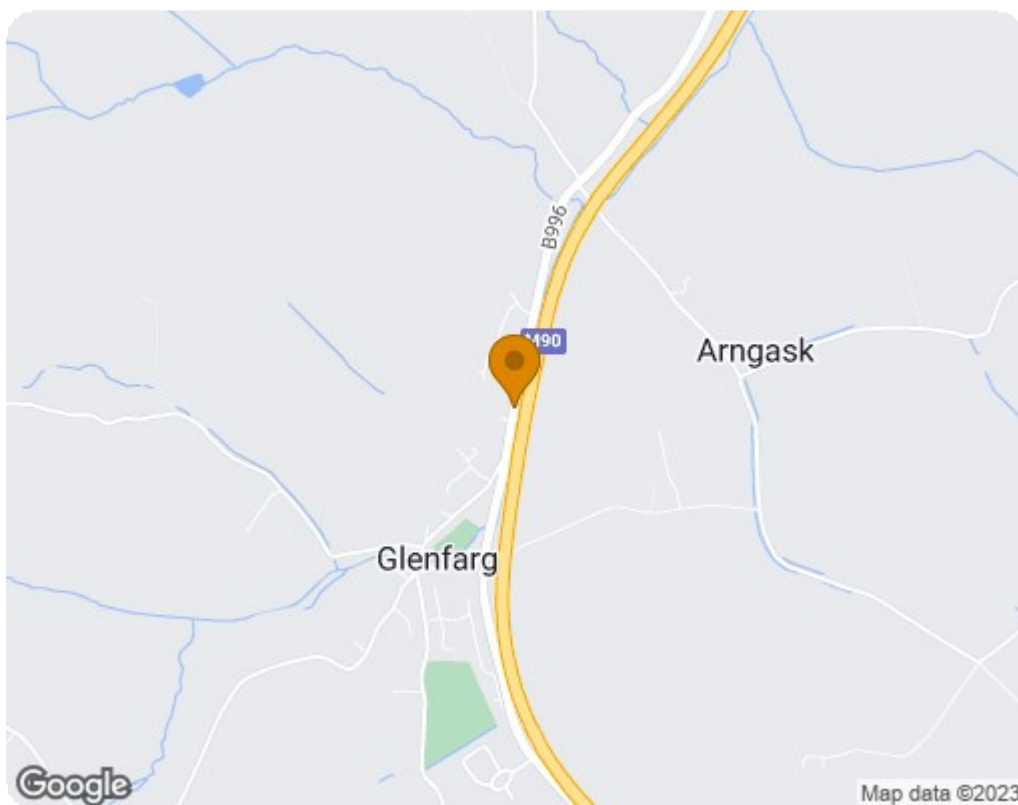




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC