



Marlefield Grove, Tibbermore

Fixed Price £455,000 Freehold

New build

Description

LAST AVAILABLE PROPERTY

INCENTIVES AVAILABLE

House Type D - Daviot

A spacious 5 bed detached home with integral double garage and separate workshop area. The open plan hallway with storage leads to a study, shower room, living room with French doors to rear garden also connecting to the dining room and a guest double bedroom. The large kitchen is open plan to a family room. There is also a utility room off the kitchen. To the first floor there is a master bedroom with wardrobes and en suite bathroom, two further double bedrooms with wardrobes and en suite shower room, a further double bedroom with wardrobes and a family bathroom. There is excellent storage in the hallway.

Tibbermore is only five miles from Perth, which has recently achieved City status. Perth has an excellent range of shops, supermarkets and professional services, and is in a central position, with motorway and dual carriageway connections to all the major cities of central Scotland. The city also has a railway station with services to Edinburgh, Glasgow, Dundee, Aberdeen and Inverness.

Recreational opportunities in and around Perth are excellent, including Perth Theatre and the new Concert Hall. Scone Palace, one of Scotland's finest stately homes, is just eight miles away. There are numerous golf



courses nearby including Murrayshall and Rosemount at Blairgowrie. The famous championship courses at Gleneagles are within 20 miles. Perth is a gateway to the Highlands, which offer ample opportunities for hillwalking, skiing and other outdoor activities.

Local primary schooling is available at the nearby village of Methven, Secondary schooling is in Perth, via Perth Grammar School. There are a number of excellent private schools in the area including Glenalmond (4 miles), Morrison's Academy and Ardvreck Preparatory School, both in Crieff, and Kilgraston, Craigclowan Preparatory School and Strathallan, all just to the south of Perth.

Directions

From Perth, travelling south on the A9, from the Broxden Roundabout travel for 1.8 miles and take the exit to the right signposted Tibbermore. At the bottom of the hill, turn right at the crossroads and the entrance to Marlefield Grove is on the left hand side after 0.2 miles.

Tenure

Freehold



Viewing by appointment only

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