







Sunhill is an exceptional 4 bedroom detached bungalow with a 1 bedroom upper floor apartment. The home is in a rural setting with lovely countryside views only 1.5 miles from Bridge of Earn.

The generously sized lounge/diner is to the front of the property. The countryside views can be enjoyed from the adjacent sunroom.



The accommodation of 2841sqft over 2 levels is spacious and versatile. The hallway gives access to the main reception rooms, kitchen and cloakroom with WC. The side hallway leads to the 4 bedrooms, family bathroom, stairs to the upper level apartment and the integral garage. The sizeable kitchen has integrated appliances and a breakfast bar. Directly off the kitchen is the utility room with washing machine, larder fridge and storage cupboards.







Adjacent to the kitchen is a dining/family room with doors to the garden.



The principal bedroom suite includes an attractive en-suite bathroom together with additional sun room which gives access to the rear garden. Completing the flexible and capacious accommodation is a well-appointed family bathroom featuring both a bath and a separate shower.







The annexe, situated on the first floor and accessed via a stairwell from the main house, could be easily converted to have a separate main entrance. It comprises a bright sitting room with Velux windows and a balcony to the front, enhancing natural light and offering a picturesque outlook across the beautiful Perthshire countryside. The open-plan, modern kitchen, fully equipped with quality units and integrated appliances, creates a sociable space to enjoy. Additionally, there is a spacious double bedroom and a contemporary shower room completing the annexe accommodation.





The well maintained garden is stocked with a wide range of shrubs, trees, spring bulbs and herbaceous plants giving year round colour. There are several seating areas to catch the sun.

Bridge of Earn is a bustling village with several shops, a primary school, church and hotels and restaurants. 2 private schools are nearby.



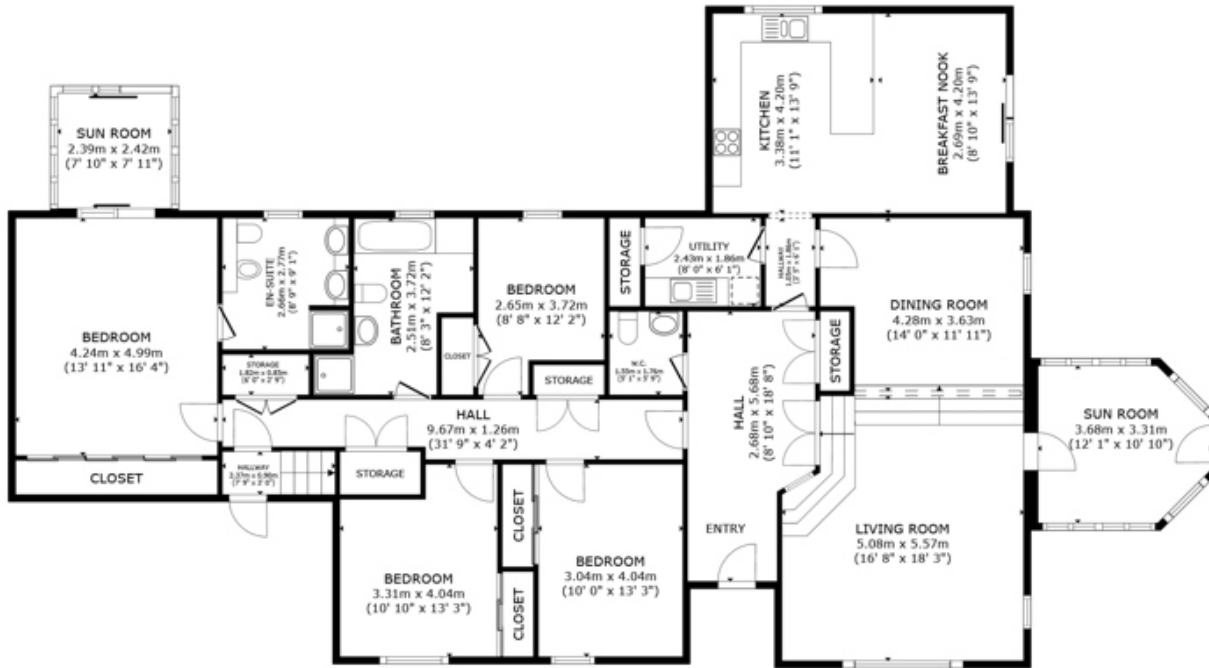


Key Features

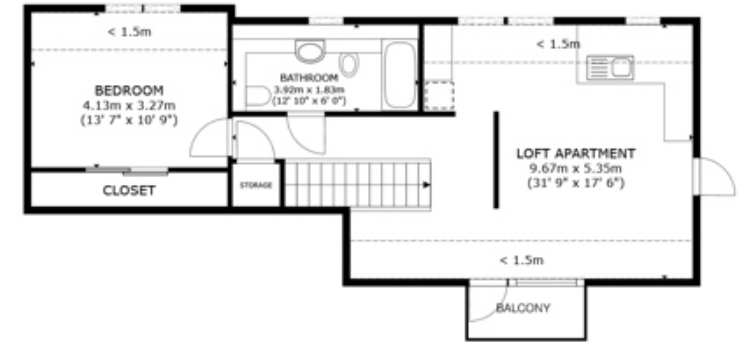
- A detached 4bed/3 bathroom bungalow with an additional 1 bedroom annexe apartment
- Flexible accommodation suitable as a family home with potential for business/home office, letting or B & B/Airbnb
- Large lounge with open plan dining room and sunroom
- Fully fitted kitchen with dining area/family room and utility room
- Family bathroom with both bath and separate shower
- 4 double bedrooms (principal with en suite)
- 1st floor annexe with 1 double bedroom, sitting room/kitchen and bathroom
- Wrap around, well-stocked garden with seating areas
- Driveway for several cars and integral double garage
- Quick access to the M90 and M9 for commuting to Edinburgh, Glasgow or Dundee
- EPC – D



The hamlet of East Dron combines country living with easy access to Perth, Dundee, Edinburgh and Glasgow via motorways, train and electric bus services.



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 213.7 m² (2,301 sq.ft.) FLOOR 2 51.6 m² (556 sq.ft.)
 EXCLUDED AREAS : REDUCED HEADROOM 13.6 m² (146 sq.ft.)
 TOTAL : 265.4 m² (2,856 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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