







This exquisite four-bedroom detached family home has been meticulously crafted to the highest standards and forms an integral part of an exclusive development near St. Madoes.





Spanning two floors and measuring 236 square feet, the accommodation boasts an entrance vestibule with a convenient cloaks cupboard, leading to a welcoming reception hallway with a WC. The highlight of the home is the impressive open-plan living and dining kitchen with a beautiful array of base and wall mounted units. Flooded with natural light thanks to French doors and large windows, this space is undoubtedly one of the property's standout features. Warmth is provided from underfloor heating on this level.





Additionally, a practical utility room and a ground-level double bedroom or reception room with an en suite shower room provide versatile living options. The integral single garage is conveniently accessed via the utility room.

Key Features

- An exquisite detached family home crafted to the highest standards part of an exclusive development
- Four-bedrooms (principal and ground floor bedroom boasting en suite shower rooms)
- Impressive open-plan living and dining kitchen with French doors and large windows
- WC and utility room with access to integral single garage
- Contemporary family bathroom
- Upper landing with a dedicated work/play area
- Air Source Heat Pump (serving underfloor heating at ground floor level and radiators at first floor level)
- Fully enclosed garden mainly laid to lawn with a variety of plants and shrubs and patio area,
- Picturesque countryside views
- The property is fitted with photovoltaic panels supplying electricity back to the National Grid
- EPC – C



Ascending the stairs from the hallway, you will find an upper landing with a dedicated work or play area, along with three generously sized double bedrooms (the principal boasting walk-in wardrobe and en suite shower room) and a contemporary family bathroom.







Externally, the property is fully enclosed by a timber fence and bordered with a variety of plants and shrubs. The expansive garden, mainly laid to lawn, features a delightful patio area, perfect for soaking in the picturesque countryside views. There is also off street parking for several vehicles.

This villa offers spacious modern living with panoramic views of the glorious countryside. It comes complete with top-of-the-line modern interiors, featuring a bespoke kitchen equipped with integrated appliances, solid worktops, exclusive floor coverings, and bathrooms accentuated with feature lighting. Additionally, an Air Source Heat Pump provides a cost-effective and environmentally friendly heating solution that does not utilise fossil fuels. The property is also fitted with photovoltaic panels supplying electricity back to the National Grid.

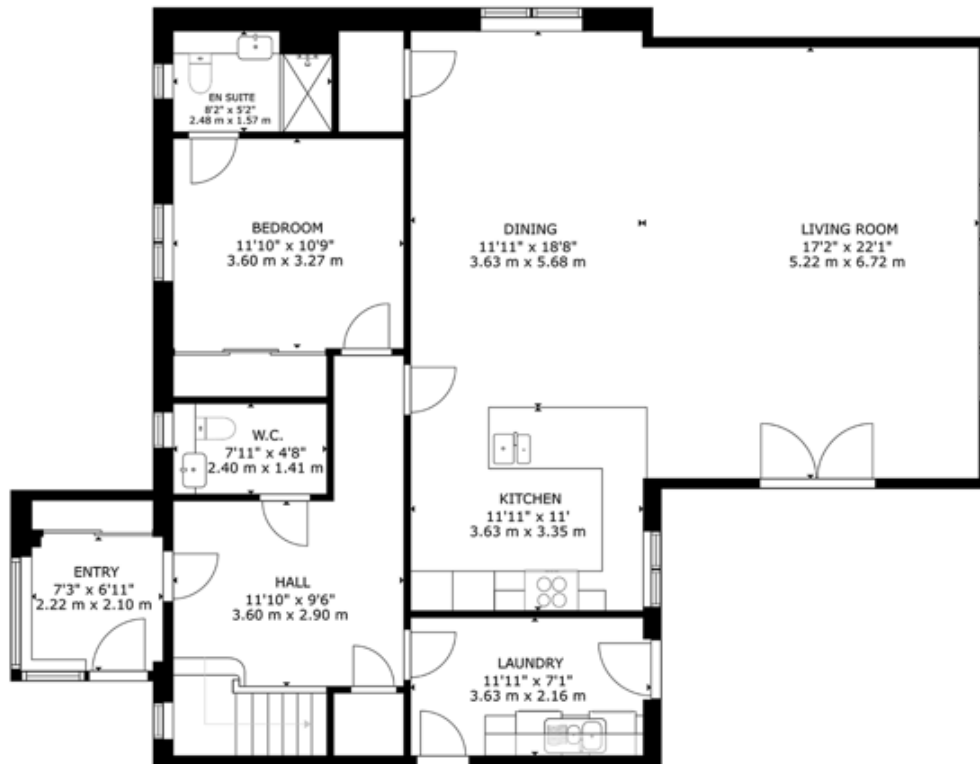




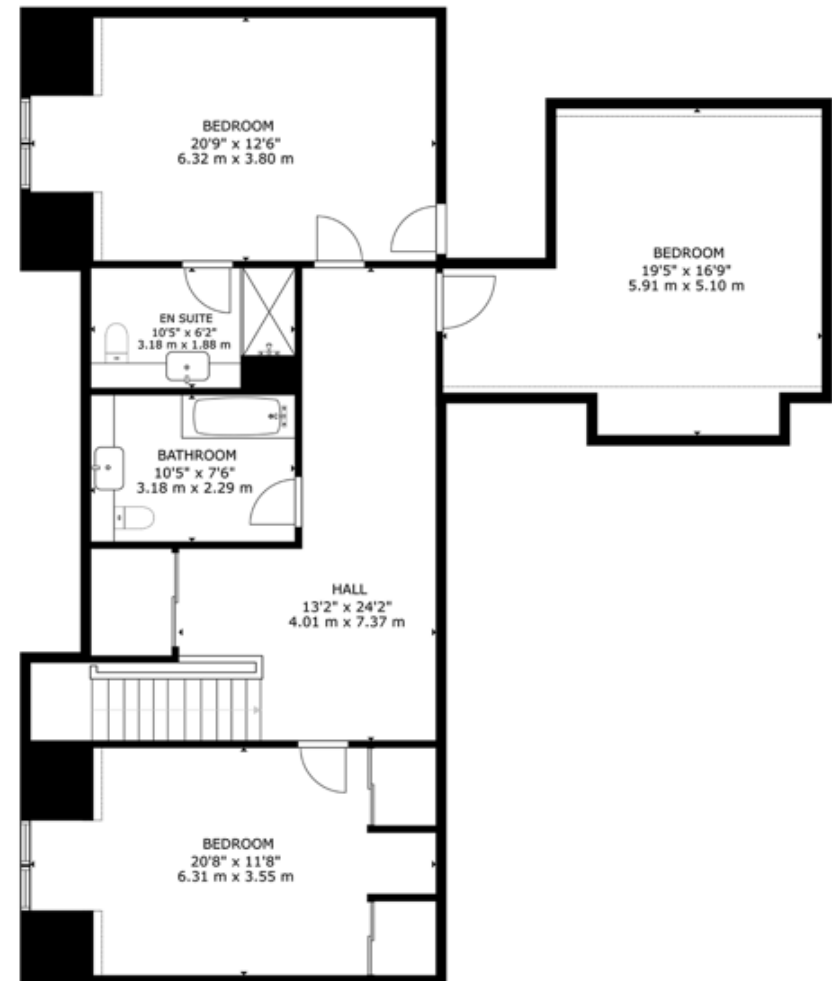
Elm Mews is ideally located for transport links. The A90 westwards will take you swiftly into Perth, and eastwards to Dundee. Perth, Dundee and Edinburgh airports are within easy reach. Perth and Dundee are also well-served by trains and buses. You will enjoy country living while being within a few miles of the attractions of Perth and Dundee. These include the River Tay, parks, pubs and eateries, historic attractions, art galleries and outdoor activities. Pick up your essentials in the nearby historic and picturesque villages of St Madoes and Glencarse. Primary schooling is available in St Madoes and Errol and you'll find horse-riding facilities at Inchcoonan's Equestrian in Errol.







FLOOR 1



FLOOR 2

Please note: all plans are for illustrative purposes only and should not be relied on a statement of fact. Measurements shown are taken from the widest points and areas with curved or angled walls are approximate.

GROSS INTERNAL AREA
 FLOOR 1: 1372 sq ft, 127.45 m², FLOOR 2: 1163 sq ft, 108.08 m²
 REDUCED HEADROOM: 45 sq ft, 4.15 m²
 TOTAL: 2535 sq ft, 235.53 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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