



Stevenson Marshall
Property & Law

2 The Oaks
Moneydie, Luncarty, Perthshire, PH1 3HA

Offers over £545,000

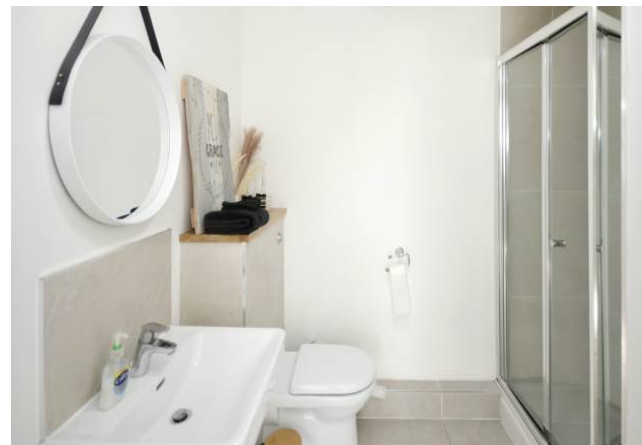
2 The Oaks, Moneydie, Perthshire

A most impressive executive villa (circa 2016) forming part of a small exclusive development, accessed via a gated driveway and surrounded by open countryside.

The property boasts a flexible internal layout which includes, entrance porch, reception hallway, formal lounge, contemporary dining kitchen (with integrated appliances and island), utility room, rear vestibule, large dining hallway (with stunning roof lantern), two double bedrooms (one with en-suite shower room), study/double bedroom, shower room and rear vestibule. There is a feature mezzanine level and access to two further double bedrooms and four piece family bathroom.

Oil central heating system is installed with double glazed Aluclad windows with lead dormers. There is quality contemporary lighting, excellent storage, Barley Twist oak balustrades and high specification fixtures and fittings throughout.





Room sizes and accommodation

Entrance porch

2.70m x 4.40m (8'11 x 14'5)

Reception hallway

3.80m x 2.00m (12'6 x 6'7)

Kitchen/dining

5.71m x 6.00m (18'9 x 19'8)

Lounge

6.00m x 4.78m (19'8 x 15'8)

Bedroom 1

4.70m x 3.97m (15'5 x 13'0)

En-suite

2.60m x 1.60m (8'6 x 5'3)

Bedroom 2

4.68m x 3.99m (15'4 x 13'1)

Study/bedroom

4.10m x 3.30m (13'5 x 10'10)

Utility room

3.40m x 1.94m (11'2 x 6'4)

Shower room

2.50m x 1.60m (8'3 x 5'3)

Rear vestibule

Upper landing

Bedroom 3

4.78m x 4.63m (15'8 x 15'2)

Bedroom 4

4.63m x 3.90m (15'2 x 12'10)

Bathroom

3.20m x 2.20m (10'6 x 7'3)

2 The Oaks, Moneydie, Perthshire

There are impressive garden grounds to front and rear, which feature a well manicured lawn, drying facilities and elevated decking. The small development is accessed via timber garden gates and long driveway, with many beautiful mature trees and farmland close by. The property boasts ample private parking.

Situated in a peaceful rural location near the village of Luncarty, the small development is surrounded by open countryside, yet less than seven miles from the city of Perth. There are excellent transport and road links from the property, including trains from Perth to Dundee, while the M90 is just a few miles away allowing easy access to Edinburgh. A selection of well reputed educational facilities can be found in the area. Private schools include, Glenalmond, Strathallan, Kilgraston, Morrisons, Dollar Academy and Craigclowan.

Viewing is highly recommended to fully appreciate this idyllic countryside setting and impressive family home. Telephone 01383 721141.



Do you have a property to sell?

We would be delighted to provide you with pre-sale advice and a free valuation of your existing home without obligation.

Please contact our Property Manager Amanda Newby (MNAEA) or a member of our Property Department on **01383 721141** to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website or Facebook page.



Interested parties are advised to contact our Property Department as soon as possible or instruct their Solicitor to NOTE INTEREST on their behalf. This will ensure they will be advised if a closing date for offers is set or if an offer is received. A note of interest holds no contractual obligations for the purchaser or seller.

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