

8 Millhill Way, Greenloaning

Offers Over £380,000

**JAMESON  
+ MACKAY**  
SOLICITORS AND ESTATE AGENTS



5 Bedroom - 2.5 Bathroom - 2 Living Room

A fantastic opportunity to purchase a beautiful 5 bedroom family home, located just off the A9 in Greenloaning.

Greenloaning is a village which lies by the Allan Water and the Stirling-Perth Railway line. Approximately 1 mile south of Braco and 5 miles north of Dunblane. Commuting to both Perth and Stirling is made easy with access to the A9 motorway.

The property boasts bright and spacious accommodation over 2 levels. The ground floor comprises airy hallway, bright and spacious lounge with log burning stove, dining room, sitting room which could be utilised as 5th bedroom, modern fitted kitchen with island, utility room and downstairs W/C.

Upstairs is the large master bedroom with built in wardrobes and tiled wet room with separate bath en-suite, 3 additional bedrooms, one with secondary en suite, and a family bathroom. The property comes with ample storage space throughout, double glazing and oil heating. Externally you are met with a monoblock driveway, single garage and sizeable back garden with patio area.



\* EPC Rating: D

\* Council Tax: Band: E

\* Local Authority: PKC

Measurements: (in meters)

Lounge: 5.51 x 4.21

Dining: 3.28 x 3.37

Kitchen: 5.51 x 3.32

Utility Room: 2.66 x 2.36

Hall: 5.47 x 2.14

Vestibule: 1.67 x 2.10

W/C: 1.0 x 1.94

Bed: 2.36 x 2.90

Master En-suite: 4.09 x 2.28

Dressing Room: 3.36 x 2.31

Master Bed: 4.67 x 4.77

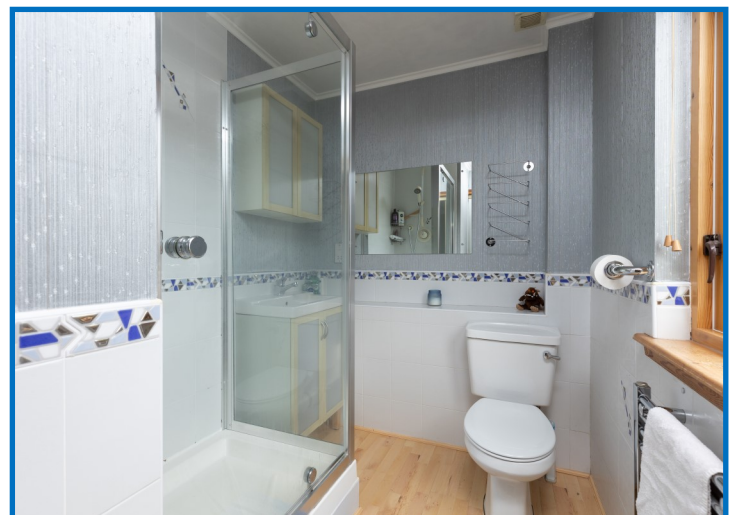
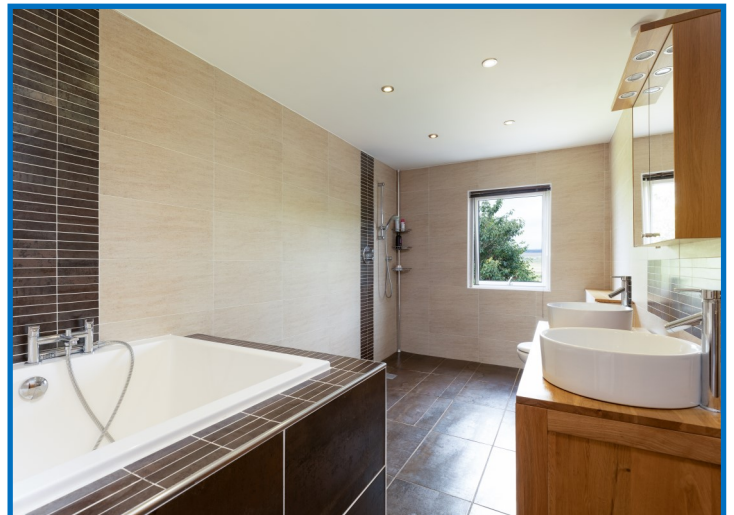
Bathroom: 2.32 x 1.88

Bed2: 3.42 x 2.20

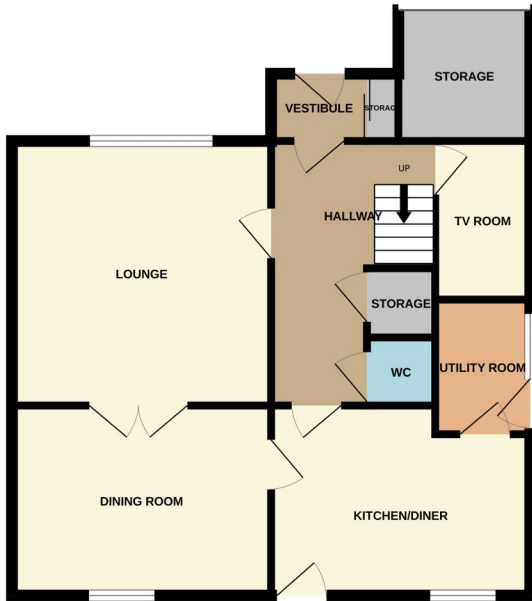
Bed3: 4.26 x 3.80

En-suite 2.58 x 1.82

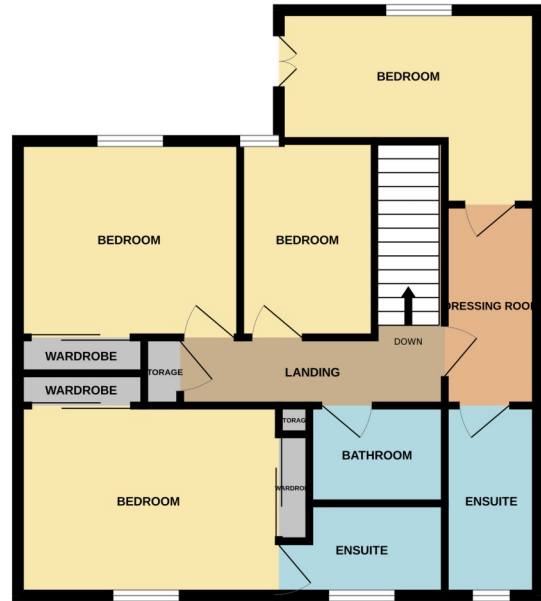
Bed4: 3.09 x 3.41



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>	EU Directive 2002/91/EC	

Environmental (CO<sub>2</sub>) Impact Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>Scotland</b>	EU Directive 2002/91/EC	

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Disclaimer

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. The mention of any appliances and services within these details does not imply that they are in full efficient working order. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will endeavour to ascertain the information you require. This is advisable, particularly if you intend to travel some distance to view the property. You are advised to check the availability of this property before travelling any distance to view.