

Tigh Na Bruiach, Coxland Cres, Bankfoot

**JAMESON
+ MACKAY**
SOLICITORS AND ESTATE AGENTS

Offers Over £375,000



3 Bedroom - 2 Bathroom - 2 Living Room

Located at the end of a quiet residential cul-de-sac in the sought after village of Bankfoot, Tigh Na Bruiach is a large, well maintained 3 bedroom detached bungalow surrounded by stunning views and local fields.

The 224m² home boasts double glazing, oil fed boiler, oil fired central heating and provides spacious accommodation throughout. Comprising a large rear conservatory with views to the west; very spacious lounge with separate home office, large windows offering beautiful views of the hills; a stunning fitted family sized kitchen with 4 oven electric AGA and additional double oven in the utility room for the summer months.; 3 double bedrooms, all with fitted wardrobes. A shower room and separate family bathroom are an added benefit for large families.

Externally, the property has plenty of private parking and with single garage under main roof as well as a 8.2 x 13m 6 car garage with 3.5 x 2.5m high roller door and storage at the rear.

The perfect property for anyone wishing to commute and located just a short distance from the centre of the thriving village - 2 inns, a village shop, primary school, tennis court, bowling green and community centre. Ideally placed for walking and other outdoor pursuits and with a good bus service in to Perth, this is the ideal place for country living whilst still within easy reach of the city.

Room Measurements

Boiler 3.01 x 1.78m
Vestibule 1.76 x 1.43m
Kitchen 5.88 x 5.62m
Dining 3.19 x 5.88m
Entrance hall 7.79 x 5.29m
Lounge 5.71 x 4.42m
Office 3.16 x 3.73m
Conservatory 3.77 x 7.29m
Entrance Vestibule 2.08 x 1.92m
Shower room 3.20 x 2.19m
Bathroom 3.20 x 3.04m
Bedroom 1 3.19 x 3.31m
Bedroom 2 4.35 x 4.02m
Bedroom 3 3.31 x 4.74m

* EPC Rating: D

* Council Tax: Band: G

* Local Authority: PKC



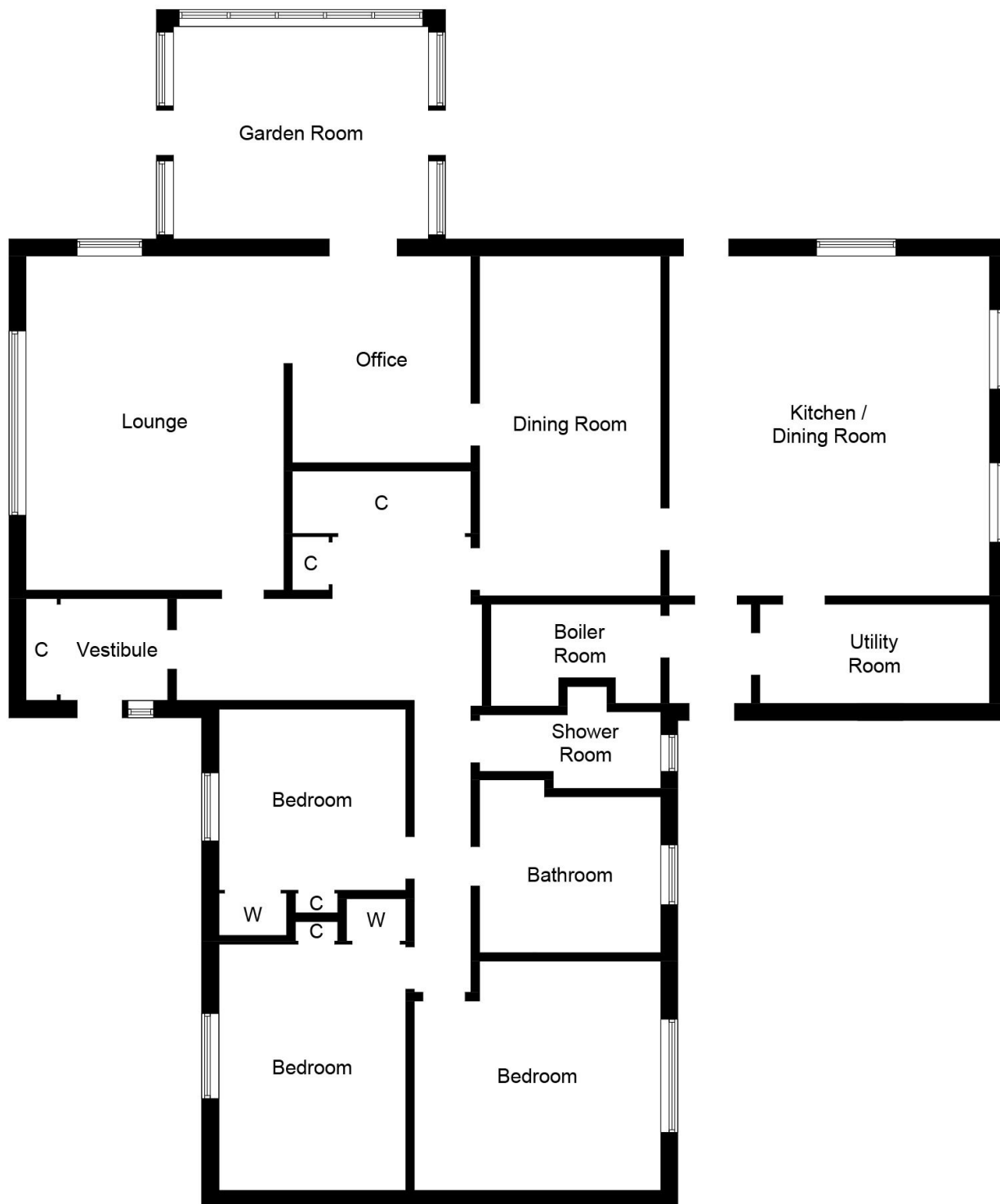


Illustration for identification purposes only, measurements are approximate,
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