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Leading Perthshire Estate Agency

Cairnton House, Pitcairngreen, Perth, PH1 3LR

Offers Over £480,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

Cairnton House, Pitcairngreen, Perth, PH1 3LR

Many thanks for your interest with Cairnton House, Pitcairngreen, Perth, PH1 3LR.

Next Home Estate Agents dedicate themselves to be available when you are, offering an unbeatable service 7 days a week until 9pm.

We have the largest sales team in Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent.

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FREE Valuations



We're open 7 days a week until 9pm



Registered Buyers



No obligation mortgage advice



Conveyancing Quotations



First Time Buyer with No Deposit



Next Home's Buying Guide



Next Home Open Days

About the Area

Set in the desirable area of Pitcairngreen this property is perfectly situated for those looking to be within easy reach of Perth with all its amenities without compromising the benefits of a quiet residential area.

Its friendly and active community is centred around the village hall and the local inn. A shop, excellent primary school, church and Post Office can be found less than a mile away in Almondbank.

Perth is only 5 miles away and boasts numerous High Street shops and businesses, cafe quarter, restaurants, cinema, theatre, conference centre, leisure facilities, railway station, hospital, doctors' surgeries, dentists, primary and secondary schools which are all within close proximity. Perth is a scenic city on the banks of the River Tay and caters for easy commuting to all major cities within the central belt of Scotland.





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Property Summary

Next Home are delighted to bring to market this unique 4/5 bedroom detached bungalow situated in the ever sought after village of Pitcairngreen, Perthshire. Cairnton House sits in almost half an acre and offers very spacious and flexible accommodation.

Accommodation comprises: Vestibule, and an L-shaped entrance hall, Lounge. The welcoming lounge has ample space for a variety of free-standing furniture and is heated by a woodburning stove. Family Room. The combined Dining and Kitchen area, that leads from the lounge, is a truly magnificent space designed by Callum Walker Interiors. The dining area easily accommodates large family meals. The spacious kitchen features a 2.9 metre, L-shaped island with wide walkways. The island has two cooking stations with a 4-ring gas hob, a 2-ring electric hob, a gas fired wok burner and a preparation sink. The surrounding cupboard units offer fantastic storage through wall and base units, incorporating a large self-cleaning oven, a combi-microwave and oven, warming drawer, a dishwasher and a further sink. The work surfaces are finished with solid granite worktops throughout. Utility room: provides direct access to the garden and greenhouse area and has space for a washing machine and tumble dryer.



Further accommodation is provided by 4/5 double bedrooms. 3 bedrooms offer built in storage and are flexible in their use. The principal bedroom includes an ensuite shower room and toilet. The bedroom provides space for a variety of free-standing furniture and features French patio doors leading to a raised decking area. Accessible from the bedroom deck is a purpose-built traditional sauna cabin. The deck also has space and power for a hot tub. The 'Whisky Room' could be converted back to a further bedroom but is currently used as a home office. There is also a family bathroom, and additional w/c located off the back inner hall.

Outbuildings: the former stables are included in the property and have been converted into a spacious home office with a double garage with workshop above. The building would easily convert to provide further accommodation.

The property is accessed by a long, gravelled driveway that can accommodate multiple vehicles. There is also a parking/caravan storage bay beside the garage.

The large garden is extremely private with mature trees and shrubbery to the borders and the stunning rolling countryside offer wonderful panoramic views. To the front there is an attractive paved courtyard which is ideal for relaxing in the summer months and hosting family gatherings.



Key property features

- ✓ Rare to the market
- ✓ Sought after area
- ✓ Ideal family home
- ✓ Approx 1/2 acre site
- ✓ Close to Perth
- ✓ 4/5 double bedrooms
- ✓ Bespoke kitchen
- ✓ Former stables with offices/workshop
- ✓ Double garage
- ✓ Very private













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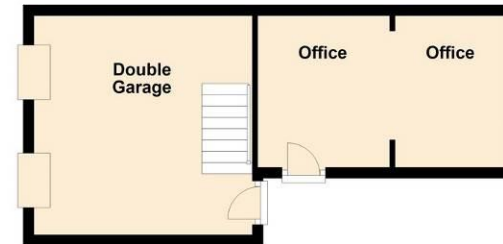
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Floorplans

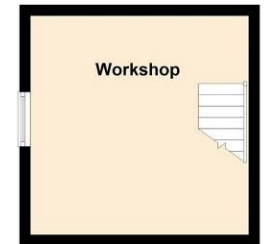
Ground Floor



Ground Floor



First Floor





Property Room sizes

VESTIBULE

HALLWAY

LOUNGE

17' 3" x 16' (5.26m x 4.88m)

DINING AREA

20' 2" x 10' 9" (6.15m x 3.28m)

KITCHEN

23' 3" x 12' 9" (7.09m x 3.89m)

UTILITY ROOM

10' x 7' (3.05m x 2.13m)

STUDY/WHISKY ROOM

15' x 9' 9" (4.57m x 2.97m)

PRINCIPAL BEDROOM

13' 5" x 11' 4" (4.09m x 3.45m)

ENSUITE

13' 6" x 4' 1" (4.11m x 1.24m)

BEDROOM

13' 7" x 10' 8" (4.14m x 3.25m)

BEDROOM

13' 7" x 9' 8" (4.14m x 2.95m)

BEDROOM

13' 7" x 7' 2" (4.14m x 2.18m)

FAMILY BATHROOM

8' 8" x 5' (2.64m x 1.52m)

W/C

7' 6" x 3' 5" (2.29m x 1.04m)

FORMER STABLES/OFFICE/DOUBLE GARAGE

OFFICE SPACE

14' 2" x 10' 8" (4.32m x 3.25m)

OFFICE SPACE

14' 2" x 10' 6" (4.32m x 3.2m)

DOUBLE GARAGE

19' 7" x 19' 7" (5.97m x 5.97m)

PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



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47a Atholl Road, Pitlochry..... 01796 54 80 14

1a James Square, Crieff.....01764 65 00 44

211 High Street, Auchterarder.....01764 66 36 66

Email sales@nexthomeonline.co.uk

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