

Morgans

PROPERTY

Bellview Church Brae, Glenfarg, PH2 9NL

Offers Over £375,000











Nestled in the picturesque village of Glenfarg, Perth, this immaculately presented detached villa offers a perfect blend of modern living and traditional charm. Spanning three floors, the property boasts an inviting large hallway that leads to a variety of well-appointed mid-floor rooms. The bright lounge is a standout feature, adorned with two expansive picture windows that flood the space with natural light. A cosy wood burner adds warmth, while double doors seamlessly connect the lounge to the traditional dining kitchen. The dining kitchen is a delightful space, offering fabulous views of the surrounding countryside and direct access to the rear garden, making it an ideal spot for both family meals and entertaining guests. The property comprises four/five spacious bedrooms thoughtfully arranged over two floors, with the 5th bedroom currently being utilised as a study. The principal bedroom benefits from an ensuite, ensuring privacy and convenience, while a family bathroom with a separate shower and a cloakroom on the upper level enhance the functionality of the home. On the ground floor, a double garage and a second reception room provide ample space for leisure and storage, with double doors leading to the enchanting rear garden. The gardens, both front and back, are a true highlight, offering stunning views from various angles. The rear garden features split levels, with the upper area predominantly laid to lawn, adorned with mature trees and shrubs and patio area. The lower level is a fenced area currently utilised as an allotment, complete with flourishing pear and apple trees. This exceptional property is perfect for those seeking a tranquil lifestyle in a beautiful setting, combining spacious living with the charm of the countryside.







## VIEWINGS

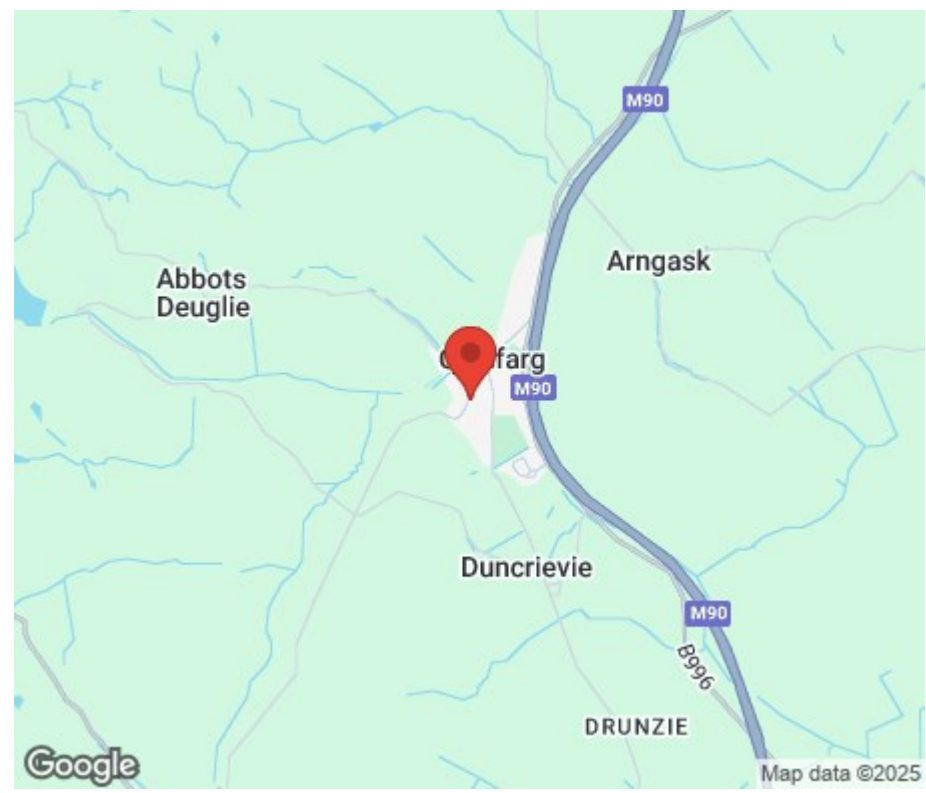
All viewings are strictly by appointment by calling Morgans on 01577 863424.

## EXTRAS INCLUDED IN THE SALE

All fitted floor coverings, light fittings and integrated appliances will be included in the sale.

## MORGANS PROPERTY PACKAGE

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us on 01577 863424.









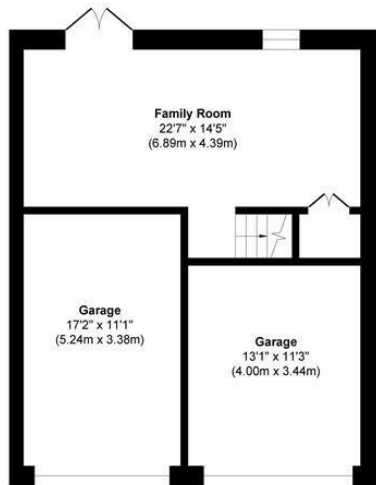




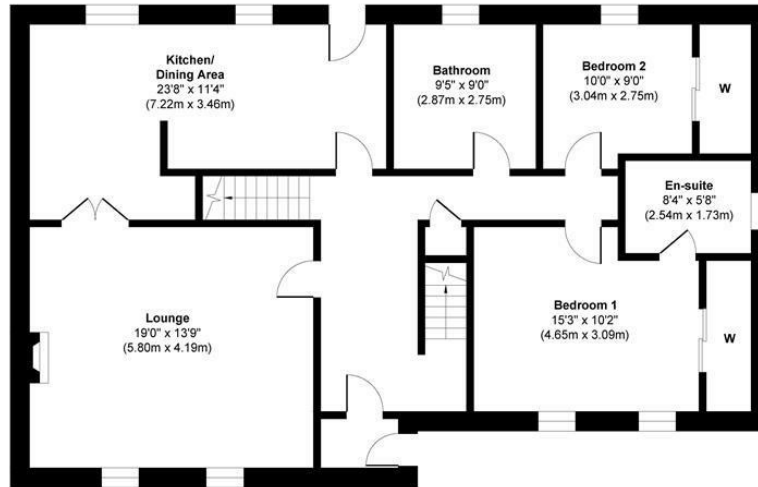




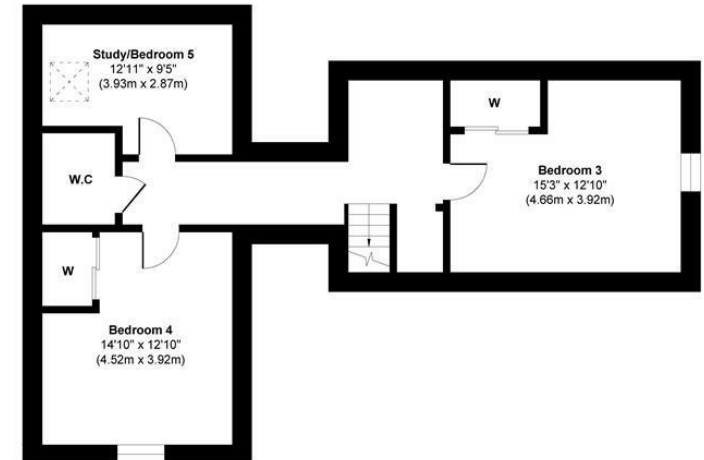
## Bellview, Church Brae, Glenfarg, PH2 9NL



Lower Ground Floor  
Approximate Floor Area  
636 sq. ft  
(59.11 sq. m)



Ground Floor  
Approximate Floor Area  
1359 sq. ft  
(126.26 sq. m)



Upper Floor  
Approximate Floor Area  
685 sq. ft  
(63.61 sq. m)



**Approx. Gross Internal Floor Area 2680 sq. ft / 248.98 sq. m**

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