

15 Bruce Drive, Murthly, Perthshire, PH1 4FD





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- Luxury family villa
- Four en-suite double bedrooms
- Elegant lounge with stove
- Stylish breakfasting kitchen
- Sun room & sitting room

- Impressive dining hall
- Large double garage
- Very private garden grounds
- Exclusive development
- Presented in immaculate condition

Presented in superb condition is this substantial luxury detached family villa enjoying an enviable position within the exclusive Druids Park development in Murthly. Boasting four large en-suite double bedrooms, three reception rooms, a stylish breakfasting kitchen and a most impressive dining hall, this high-quality home also benefits from an abundance of storage space throughout. It also features a wealth of off-street parking, an extended double garage with additional store room and a very private, family-friendly garden.

On the ground floor there is an entrance vestibule, handy downstairs WC, a fantastic dining hall giving access to the majority of the rooms on this level, a triple aspect lounge with inset wood-burning stove, a stylish breakfasting kitchen with separate laundry room and large storage cupboard, a lovely sun room overlooking the rear garden and

a spacious sitting room. Onto the first floor there are very generous double bedrooms all with their own en-suite facilities and built-in wardrobes.

Externally there is a long private driveway providing a wealth of off-street parking and leading to an extended detached double garage equipped with power and lighting with an adjoining store room. The generous size of the garage could lend itself for conversion into a home office, gym or annexe – subject to the necessary permission being obtained. The fence-enclosed garden is very family-friendly and enjoys a high degree of privacy. It features large areas of lawn, planted borders and a lovely patio with space for seating.





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Perth Office | Inveralmond Business Centre, 6 Auld Bond Road | Perth PH1 3FX | 01738 260035 | hello@wearepossible.co.uk



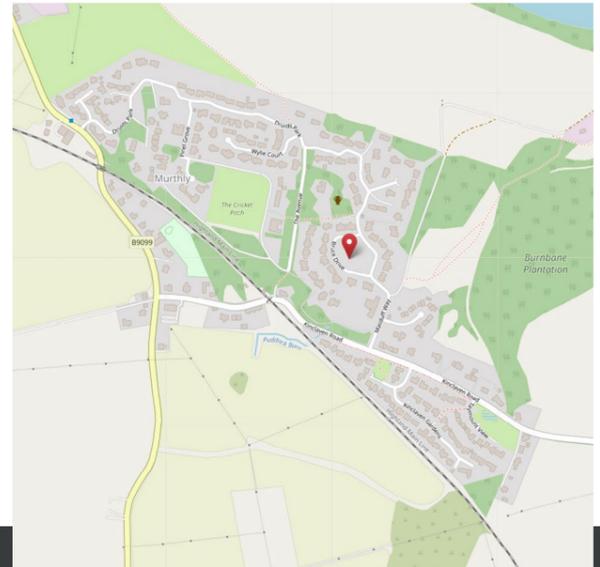
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LOCATION

The property enjoys a peaceful position within the sought-after Druids Park development in the quaint Perthshire village of Murthly. Nearby road links gives easy access to Perth (12 miles), Bankfoot (3 miles) Dunkeld and Birnam (6 miles) and Pitlochry (19 miles). For day to day needs there are local shops, cafes, primary schooling and leisure pursuits within Murthly, Bankfoot and Dunkeld with more extensive facilities and services within Perth. Perth is considered to be one of the most desirable cities in the UK and it has an excellent range of shops, award-winning restaurants, concert hall, theatre and entertainment facilities. There is a good selection of private schools in the area including Strathallan, Craigclowan, Kilgraston and Glenalmond. Perthshire is well known for salmon and trout fishing, pheasant and grouse shooting, stalking and golf with nearby courses at Murrayshall, Perth and Dunkeld, and within easy reach are Gleneagles, Rosemount and St Andrews. Perth is centrally located with easy access to the motorway network. Mainline train services are available at Dunkeld and Perth.





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 email: hello@wearepossible.co.uk

Zoopa.co.uk

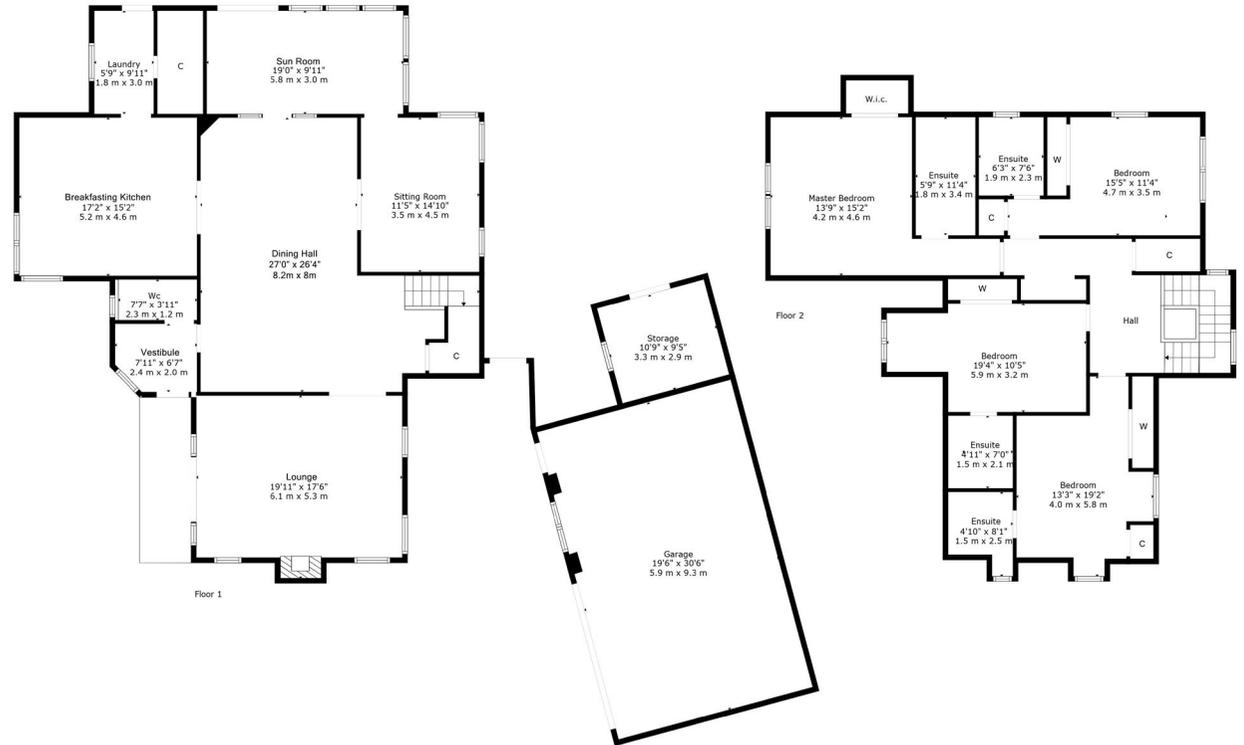
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All Measurements are Approximate Measurements are approximate. Not to Scale. For Illustrative purposes only.



TOTAL: 2767 sq. ft, 257 m2
 FLOOR 1: 1633 sq. ft, 152 m2, FLOOR 2: 1134 sq. ft, 105 m2
 EXCLUDED AREAS: C: 65 sq. ft, 6 m2, GARAGE: 594 sq. ft, 55 m2, STORAGE: 101 sq. ft, 9 m2,
 UNDEFINED: 79 sq. ft, 7 m2, FIREPLACE: 6 sq. ft, 1 m2, LOW CEILING: 81 sq. ft, 7 m2



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