



**33 Druids Park, Murthly, PH1 4EH**  
**Offers over £416,500**

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## 33 Druids Park Murthly, PH1 4EH

- Modern family villa
- Generous corner plot
- Very private rear garden
- Ample storage space
- Oil central heating
- 4/5 bedrooms
- Plentiful off-street parking & garage
- Presented in excellent condition
- Large living room
- Modern double glazing

Welcome to this superb detached home located in the picturesque Druids Park development in Murthly. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With four bedrooms and two bathrooms, there is ample space for everyone in the household. One of the standout features of this property is the very private rear garden, providing a peaceful sanctuary where you can unwind and enjoy the outdoors in complete seclusion. The property also offers excellent storage space, ensuring that your belongings are neatly tucked away.

Parking will never be an issue with space for up to four or five vehicles, along with a detached garage for added convenience. The property is presented in excellent condition, a true testament to the care and attention to detail that has been put into maintaining it. Tastefully styled and modernised, this house seamlessly blends classic charm with contemporary comforts, creating a warm and inviting atmosphere that you will be proud to call home.

Offers over £416,500

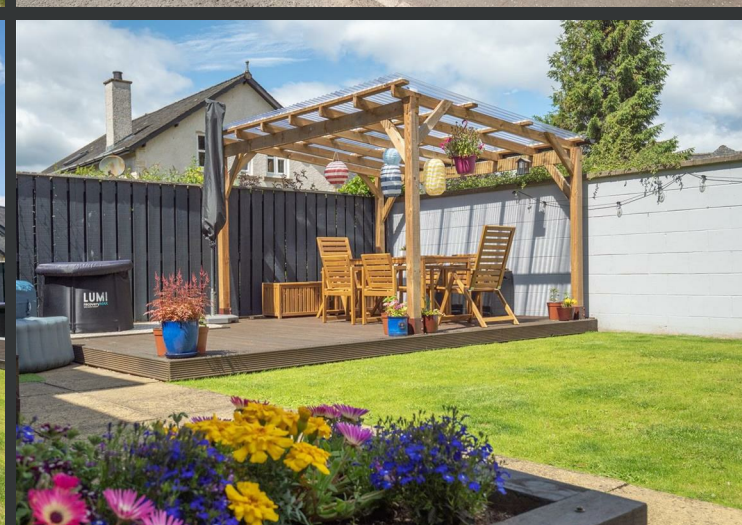


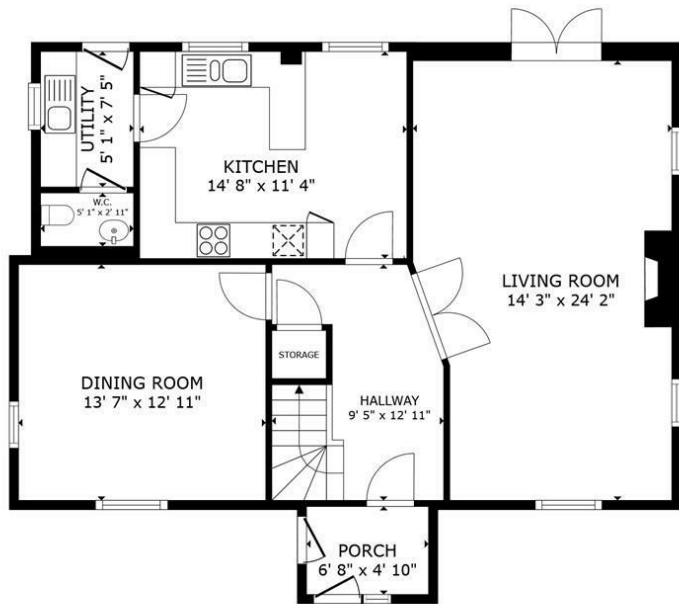


## Location

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.





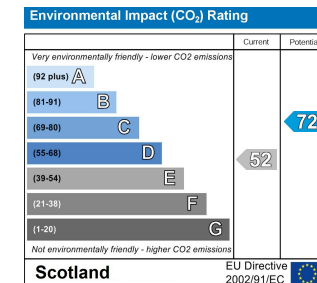
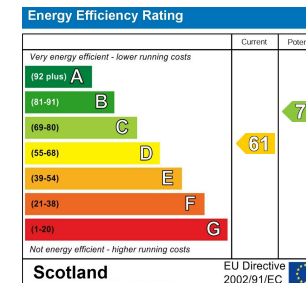


FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 896 sq.ft. FLOOR 2 934 sq.ft.  
 TOTAL : 1,830 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Viewing

Please contact our Perth Office on 01738 260 035 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

