

8 Culteuchar Road, Ardargie, Forgandenny, PH2 9QE



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## 8 Culteuchar Road, Ardargie, Forgardenny, PH2 9QE

- 5/6 spacious bedrooms
- Master suite with ensuite and dressing area
- Newly installed modern kitchen
- Move-in-ready interiors
- Abundant built-in storage
- Two bright living rooms with wood stoves
- Private garden with woodland backdrop
- Gated entrance & EV charging point
- Large utility room and double garage
- Peaceful location near schools and Perth

Situated in the peaceful hamlet of Ardargie, this impressive and versatile 5/6 bedroom detached home offers space, privacy, and modern comfort. Covering 259m<sup>2</sup>, the property is thoughtfully designed with abundant storage and flexible living spaces. The newly installed kitchen is a standout feature, blending contemporary style with practicality. With integrated appliances, elegant finishes, and a cosy dining area overlooking the garden, it's a central hub for family life.

The spacious living room and bright sitting room, both featuring a wood-burning stove, are perfect for relaxing or entertaining. A formal dining room and a versatile office, which can double as a sixth bedroom, enhance the home's flexibility. Upstairs, five large bedrooms provide ample space for family and guests, including a luxurious master suite with a dressing area and ensuite.

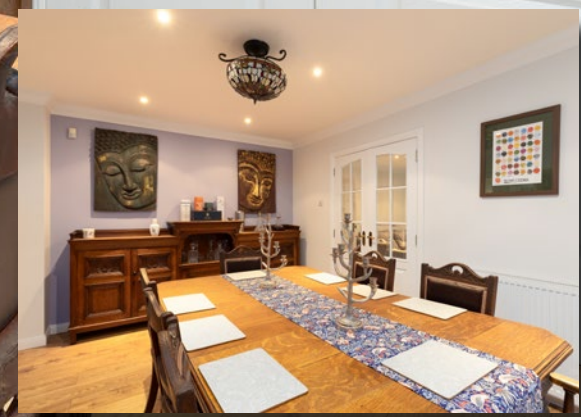
The property is move-in ready, finished to a high standard with neutral décor. Outside, the private garden is bordered by mature woodland, creating a secluded retreat for outdoor dining, play, or gardening. The large garage, utility room, and extensive built-in storage make this home as practical as it is beautiful. With its serene location, close proximity to Forgardenny, excellent schools, and easy access to Perth, this property combines countryside living with modern convenience, making it an ideal family home.







8 Culteuchar Road, Ardargie











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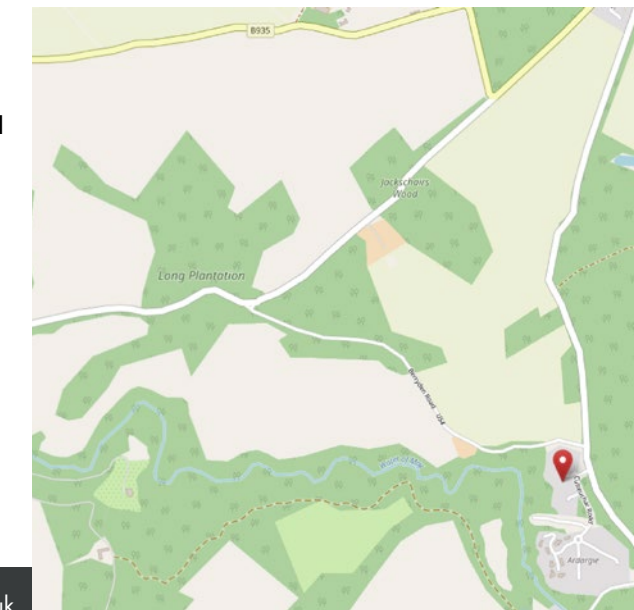


## 8 Culteuchar Road, Ardargie



### LOCATION

Ardargie is a peaceful hamlet in the heart of Perthshire, offering tranquil countryside living. Nearby Forgandenny provides local amenities, a friendly community, and access to Strathallan School, one of Scotland's most prestigious independent schools. The area is surrounded by rolling hills, woodlands, and scenic trails, perfect for walking and outdoor activities. Despite its rural charm, Ardargie is conveniently located just a short drive from Perth, with its shops, restaurants, and cultural attractions. Residents enjoy the balance of seclusion and accessibility, making this area a sought-after choice for families and those seeking a quiet yet connected lifestyle.





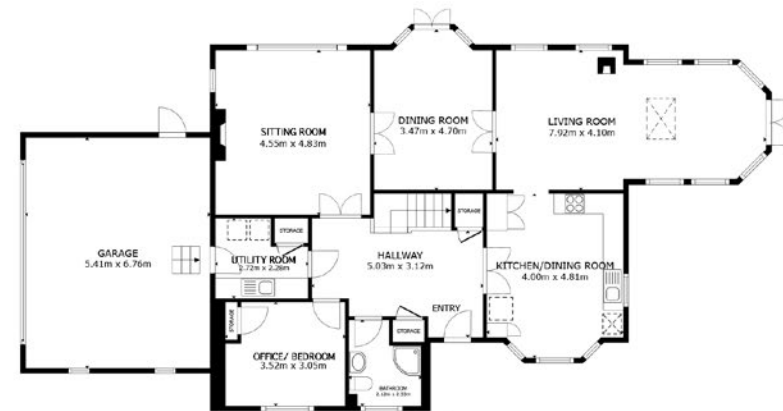


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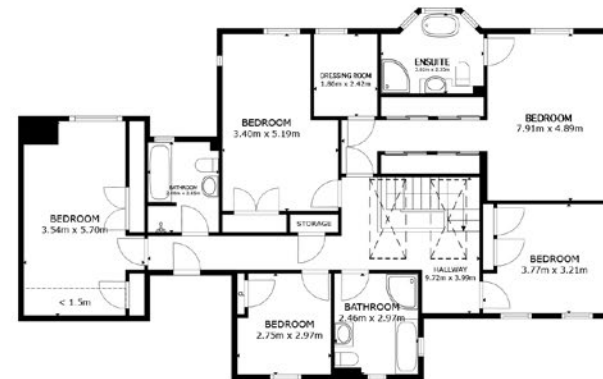


**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 129.2 m<sup>2</sup> FLOOR 2 129.9 m<sup>2</sup>  
 EXCLUDED AREAS : GARAGE 36.6 m<sup>2</sup> REDUCED HEADROOM 2.4 m<sup>2</sup>  
 TOTAL : 259.0 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.