

2 Marlefield Grove, Tibbermore, Perthshire, PH1 1QG



2  4  2  D 



2 Marlefield Grove, Tibbermore, Perthshire, PH1 1QG

- Spacious 4-bedroom detached bungalow
- Bright open-plan kitchen with utility room
- Large lounge and stylish dining room
- Principal bedroom with en suite
- Family bathroom plus additional WC

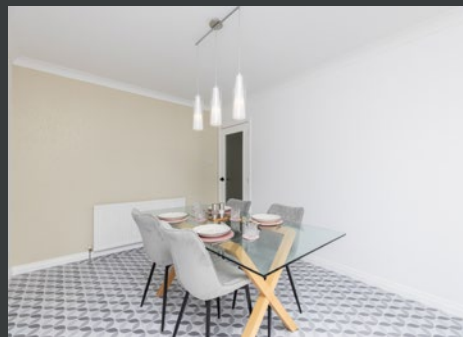
- South-facing garden
- Generous double garage
- Immaculate interiors throughout
- Quiet cul-de-sac in peaceful village setting
- Easy commute to Perth and major road links

Set within beautifully landscaped grounds in the peaceful hamlet of Tibbermore, this attractive 4-bedroom detached bungalow offers stylish family living with a generous floorplan and spectacular garden grounds. Finished to a high standard throughout, the home boasts a bright and contemporary layout, ideal for modern lifestyles.

The heart of the home is the impressive open-plan kitchen and utility space, featuring sleek white units and quality integrated appliances. From here, access flows seamlessly into the elegant dining room with sliding doors to the patio, and the spacious lounge, filled with natural light and lovely views of the mature garden. All four bedrooms are well-proportioned, with the principal suite benefitting from an en-suite shower room and large walk-in wardrobe. The main family bathroom is beautifully finished, and there's an additional WC for added convenience.

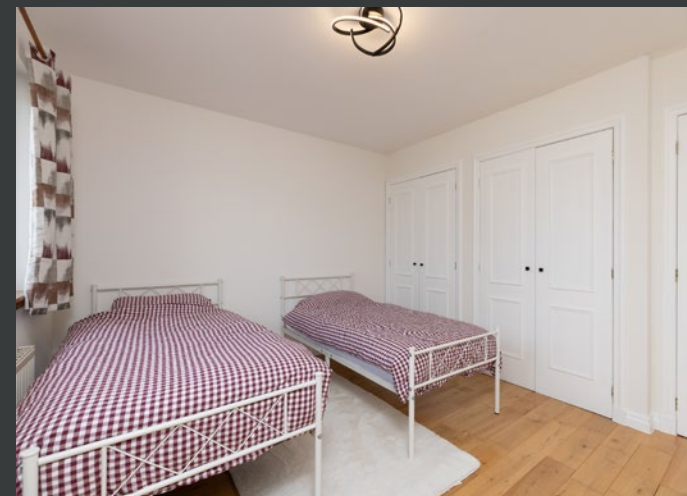
Outside, the wraparound south-facing garden offers fantastic space for outdoor living, dining, and play, with manicured lawns, mature borders, and a large private driveway leading to a double garage. Located just a short drive from Perth, the property offers a perfect blend of countryside tranquility and city convenience, with easy access to the A9 and M90.





2 Marlefield Grove, Tibbermore





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



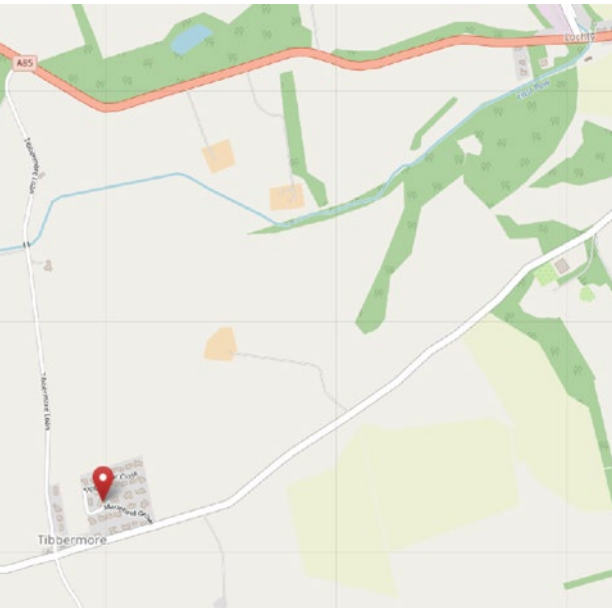
2 Marlefield Grove, Tibbermore



2 Marlefield Grove, Tibbermore



LOCATION
Tibbermore is a sought-after rural village situated just outside Perth, offering a quiet and scenic lifestyle while remaining incredibly accessible. Surrounded by rolling countryside, it's ideal for those who value outdoor living, dog walks, and picturesque landscapes. Despite its tranquil setting, it lies just a 10-minute drive from Perth city centre, where residents can enjoy a wide range of amenities, shopping, schooling, and transport links. With quick access to the A9 and M90, this location is perfect for commuting to Dundee, Edinburgh or Glasgow. Tibbermore offers the very best of both countryside charm and city convenience.





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

Zoopa.co.uk

rightmove.co.uk

PrimeLocation.com



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.



GROSS INTERNAL AREA
FLOOR 1: 1541 sq ft, 143.13 m²
TOTAL: 1541 sq ft, 143.13 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.