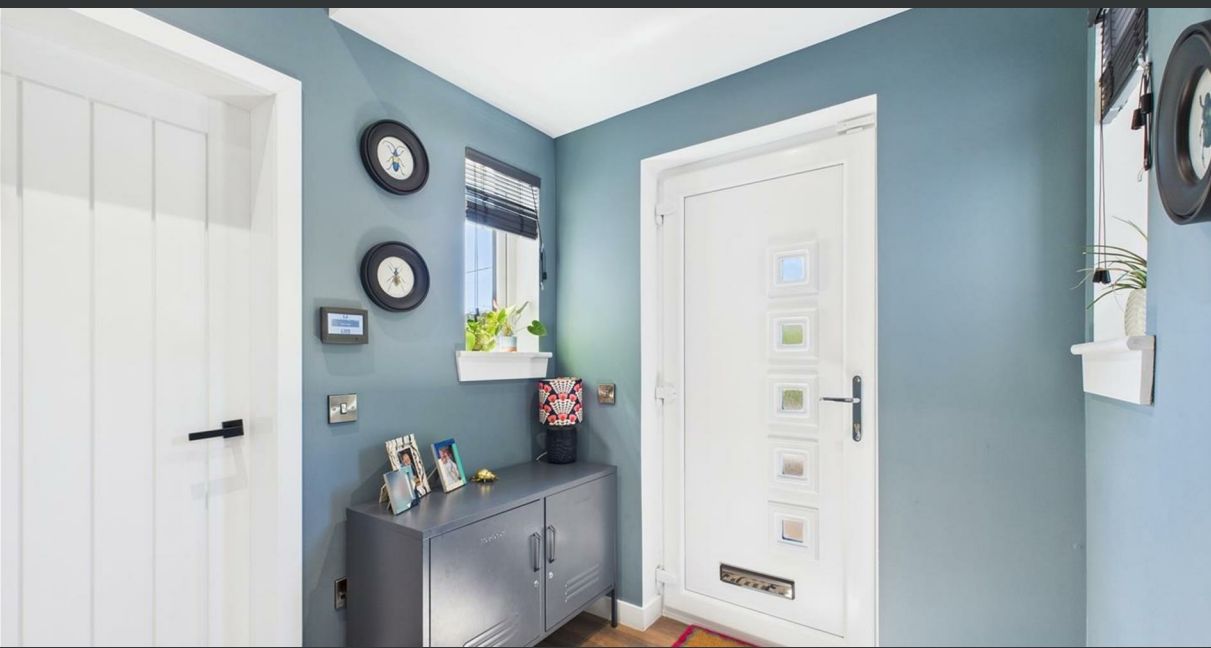




**Robin Cottage Main Street, Glenfarg, PH2 9NY**  
**Offers over £297,000**

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# Robin Cottage Main Street Glenfarg, PH2 9NY

- Beautifully upgraded and extended
- Bright open-plan living and dining areas
- Lovely hillside views
- Home office space/ dressing room
- Private, landscaped rear garden with patio
- Three bedrooms with one en-suite
- Stylish kitchen with skylight and French doors
- Modern family bathroom
- Detached garden studio with two rooms
- Ample off-street parking

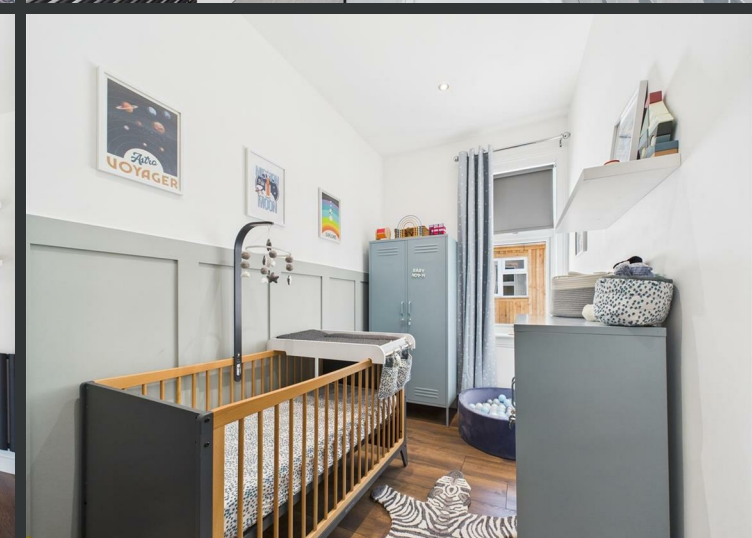
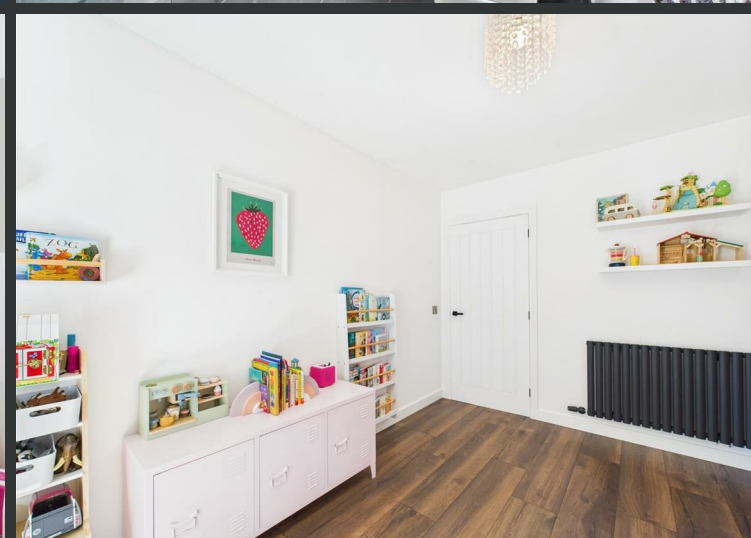
Welcome to Robin Cottage — a superbly refurbished, extended and beautifully presented detached home situated in the charming village of Glenfarg. Blending stylish contemporary finishes with practical everyday living, this highly impressive property offers flexible accommodation with a high-spec finish throughout.

The spacious living area flows seamlessly into a bright open-plan kitchen and dining space, featuring sleek shaker-style units, quartz worktops, integrated appliances, and striking sky-lights that flood the room with natural light. French doors open directly onto a sun-soaked patio and landscaped garden, creating an ideal setting for entertaining or relaxing. There are three bedrooms, including a generous main bedroom complete with a modern en-suite and office space/dressing area. The second bedroom is also well-sized, while the third makes an ideal child's room or nursery. The family bathroom is finished to a high standard with contemporary fittings. Outdoors, the enclosed garden offers a wonderful combination of lawn and patio space, with raised planters adding a touch of charm. To the side, the home boasts ample off-street parking, while a detached garden room/studio provides two versatile rooms ideal for storage, hobbies or creative space. The roof has also been newly reslated. Robin Cottage is a fantastic opportunity for buyers seeking a turnkey home in a peaceful village setting, with excellent links to Perth, Edinburgh and beyond.

Offers over £297,000

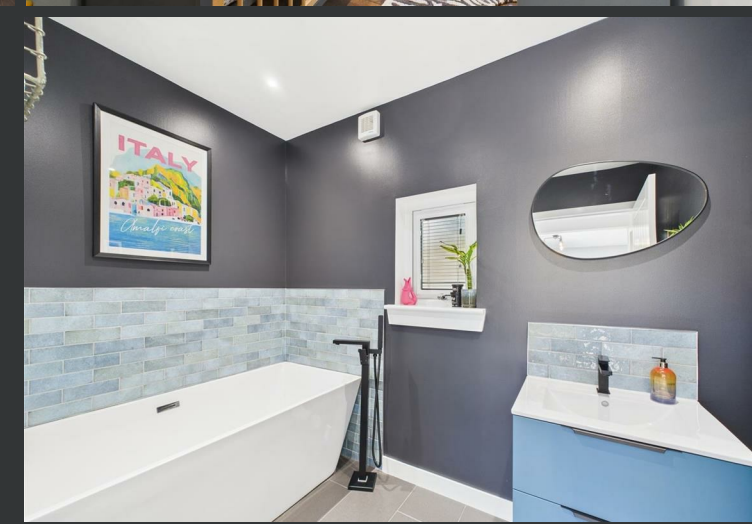






## Location

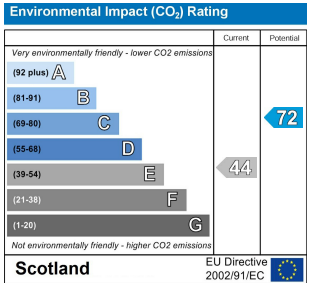
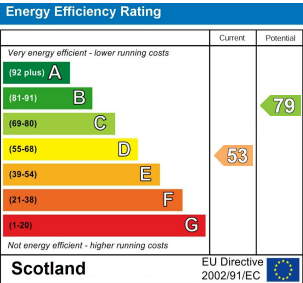
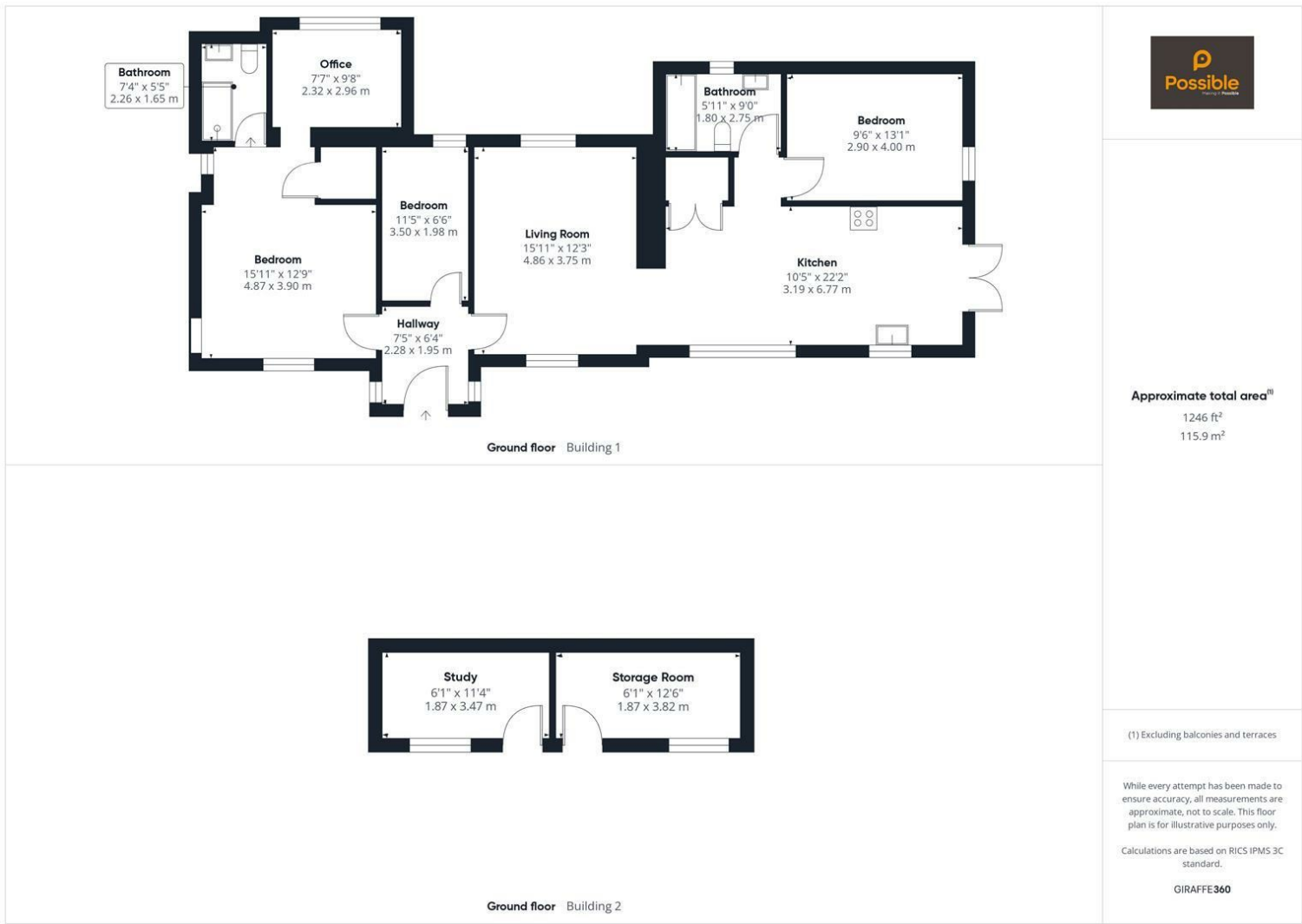
Glenfarg is a peaceful and picturesque village set amid the rolling Perthshire countryside, offering a wonderful blend of tranquillity and convenience. The village benefits from a strong community spirit, a local shop, and an excellent primary school. Situated just a short drive from Perth and with easy access to the M90, Glenfarg is perfectly placed for commuters heading to Edinburgh, Dundee or beyond. The surrounding area is rich in walking and cycling routes, while nearby towns provide further amenities and leisure options. Robin Cottage enjoys a central position in the village, offering the best of rural charm and modern accessibility.











## 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.