

Eastfield House, Forgandenny, Perthshire, PH2 9EX



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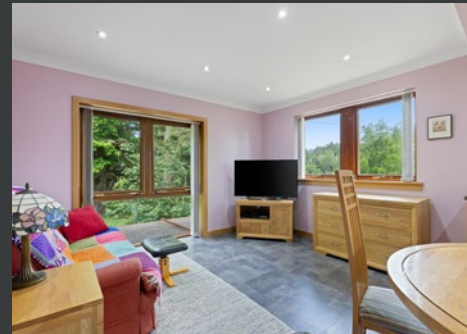
- Substantial detached villa with 3,805 sq. ft. of space
- Up to 7 bedrooms across 2 floors
- Multiple reception rooms for flexible use
- Generous kitchen/dining/family room
- Three modern bathrooms
- Generous utility and boiler rooms
- Integral garage and extensive parking
- Expansive garden grounds
- Peaceful rural setting just outside Forgandenny
- Within easy reach of Perth and schooling options

Tucked away amidst picturesque countryside just outside Forgandenny, Eastfield House is a substantial and highly flexible detached residence offering an impressive 3,805 sq. ft. of internal space. Designed with versatility in mind, the home currently provides up to seven bedrooms, several reception rooms, office spaces, three bathrooms, and a generously proportioned kitchen/dining/family area, all spread across two expansive floors.

Set behind a tree-lined frontage, the property opens into a welcoming reception hall with a feature staircase and built-in shelving. The ground floor hosts a suite of adaptable rooms ideal for home offices, guest accommodation, or multi-generational living. A utility room, boiler room, and integral access to the garage enhance practicality. Upstairs, the main living accommodation benefits from elevated views, a triple aspect kitchen with a range cooker, and a large, bright lounge perfect for entertaining. The modern bathrooms add a touch of luxury.

Outside, Eastfield House is embraced by generous wraparound gardens with mature planting and lush lawns, ensuring privacy and serenity. The garden to the rear enjoys a sunny south-facing aspect and extends upwards backing onto open fields. A wide driveway and garage offer ample parking. With exceptional living space, flexible layout, and tranquil surroundings, Eastfield House represents a rare opportunity to own a substantial country home just minutes from Perth.

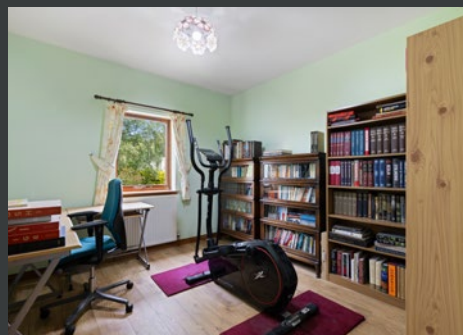




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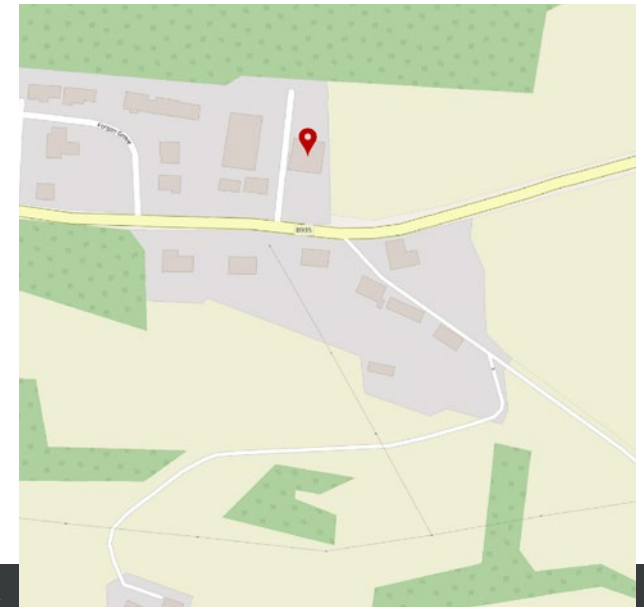


Eastfield House, Forgandenny



LOCATION

Forgandenny is a charming rural village located just a short drive southwest of Perth. Nestled in scenic countryside, it offers a tranquil lifestyle while remaining conveniently connected to the amenities of the city. The nearby Strathallan School offers excellent private education options, while Perth itself is home to a wide array of shops, restaurants, rail connections, and leisure facilities. For commuters, the M90 provides swift access to Edinburgh and Dundee. The area is popular with walkers and nature lovers, offering beautiful woodland, farmland, and open skies right on your doorstep.





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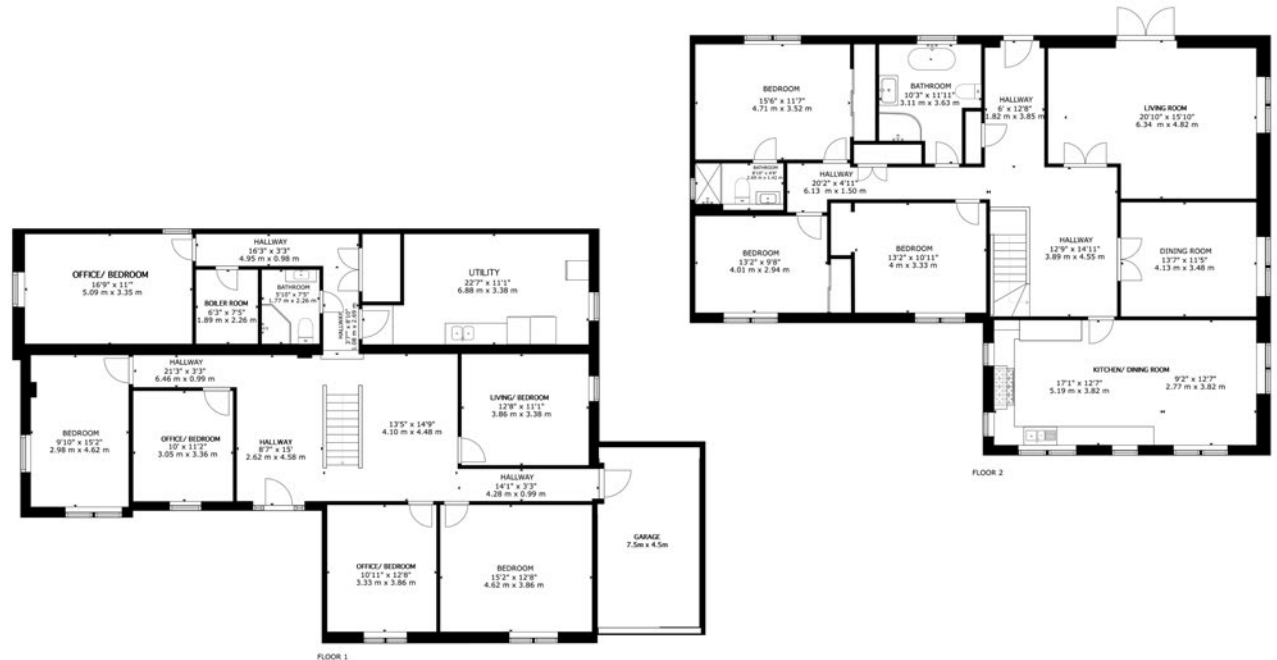
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All Measurements are Approximate Measurements are approximate. Not to Scale. For illustrative purposes only.



GROSS INTERNAL AREA
FLOOR 1: 1901 sq ft, 176.58 m², FLOOR 2: 1940 sq ft, 180.2 m²
TOTAL: 3841 sq ft, 356.78 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.