



**Premier
Properties**
Perth



Ayton Minor , Perth, PH2 9NA

Offers Over £749,500



The property is located just a short drive from the village of Bridge of Earn which caters for your most immediate needs, including a Co-op & Post Office while Perth offers High Street shops, bars, restaurants and professional services as well as a concert hall, theatre, art gallery, museum and cinema. There are local golf courses at the North Inch, Craigie Hill and Murrayshall.

There is a choice of secondary schooling in Perth along with private schools at Strathallan, Glenalmond College and Craigclowan, all within a short commute. The villages of Abernethy and Bridge of Earn each have primary schools.

Split over two levels this unique home offers spacious accommodation comprising: **GROUND FLOOR:** Entrance Vestibule, Reception Hall, Lounge with Conservatory off providing stunning views of the beautiful garden, Kitchen/Dining Room, Utility Room, Bedroom and Shower Room with WC.

FIRST FLOOR : Landing with Balcony off, Principal Bedroom with ensuite Bathroom with WC, Bedroom and Shower Room with WC.

This charming home features oil-fired heating and is fully double-glazed, ensuring warmth and comfort throughout the seasons.

The meticulously maintained grounds encompass around 16 acres, including beautiful walled gardens, two paddocks, and woodlands. An attached timber garage and open log store complement the outdoor space. Within the walled garden, you'll find a cozy detached timber cabin with a shower and WC, along with a greenhouse and a timber workshop.

This exquisite property perfectly balances comfort, style, and convenience, making it an ideal haven for families seeking a serene, rural lifestyle.

Never having been sold or marketed for sale before now – don't miss the opportunity to call this unique property your new home!

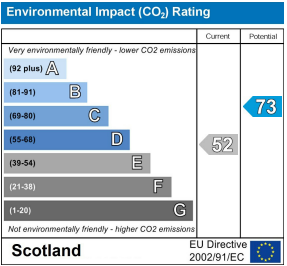
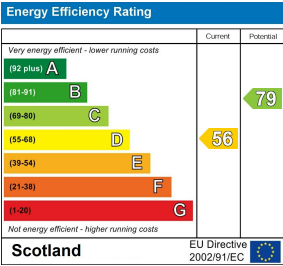
- Approximately 16 Acres Of Land
- Picturesque Views
- Character & Charm
- Oil Heating
- Double Glazing
- Close To Local Amenities
- Walled Gardens
- Rural Location





Ayton Minor, Aberargie, PH2 9NA

GROSS INTERNAL AREA
FLOOR 1: 1729 sq ft, 160.59 m²; FLOOR 2: 719 sq ft, 66.78 m²
TOTAL: 2448 sq ft, 227.37 m²
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



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