



**Premier  
Properties**  
Perth



## Dalvennan Kinnaird Road, Perth, PH2 7SU

### Offers Over £369,950

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This charming home offers generously proportioned living throughout and is ideal for modern family life. Step into a welcoming entrance hall that leads to a spacious lounge featuring a cosy wood-burning stove—perfect for relaxing evenings. The contemporary kitchen is equipped with integrated appliances and a central island, creating an ideal space for cooking, dining, and entertaining. A separate utility room provides ample space for white goods and additional storage.

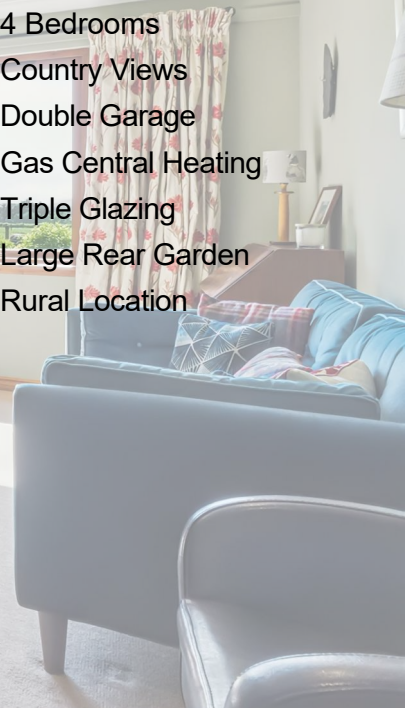
The property also boasts a formal dining room with double patio doors opening out to the garden, seamlessly blending indoor and outdoor living. There are four well-appointed bedrooms, two of which benefit from en-suite facilities, and a stylish family bathroom completes the interior.

The property benefits from gas central heating and triple glazing throughout.

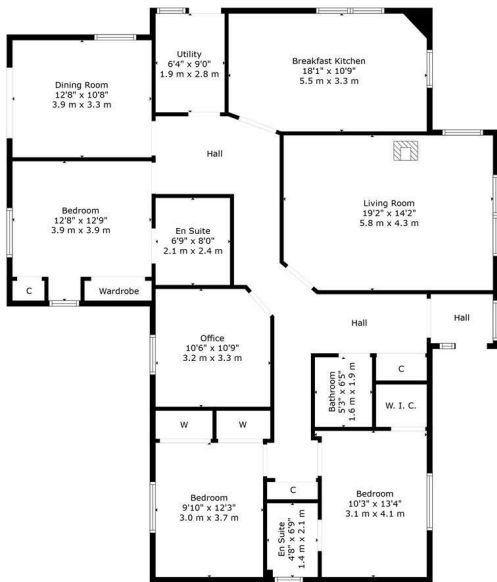
Dalvennan is set on a fantastic sized plot which provides stunning views along with privacy. The garden is mainly laid to lawn and also benefits from a decked area perfect for the summer months. Off street parking is available for a number of cars via a driveway which leads to a double garage with power and light.

Located midway between Dundee and Perth, close to the charming villages of Inchtute and Errol, both offer a variety of local amenities, including a convenience store and primary school. This unique property enjoys some fine countryside views. Errol is approximately 11 miles from Perth. Excellent transport links can be found within close proximity via the A90 dual carriageway for commuting to Perth, Dundee, Edinburgh and Glasgow.

- 4 Bedrooms
- Country Views
- Double Garage
- Gas Central Heating
- Triple Glazing
- Large Rear Garden
- Rural Location

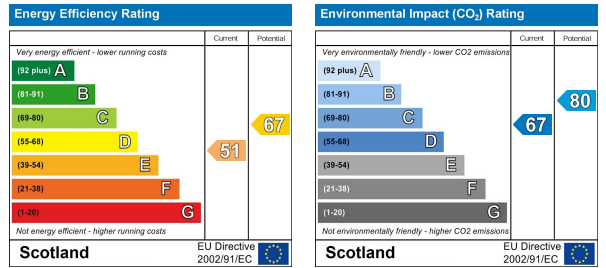






TOTAL: 1698 sq. ft, 158 m<sup>2</sup>  
 FLOOR 1: 1698 sq. ft, 158 m<sup>2</sup>  
 EXCLUDED AREAS: WALLS: 55 sq. ft, 9 m<sup>2</sup>

All Measurements Are Calculated By Cubicasa Technology - Deemed Highly Reliable But Not Guaranteed. Visit Our Website - <https://www.filmworx.co.uk>



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