



**Premier
Properties**
Perth



9 Strathallan Bank, Perth, PH2 9FE

Offers Over £599,950



Upon entering, you are greeted by a welcoming vestibule that leads into a generous dining hall. The living room and lounge provide ample space for relaxation and entertainment, with a gym or study conveniently located off the lounge. The open-plan kitchen and breakfast room is a delightful space for culinary enthusiasts, complemented by a utility room and a convenient WC on the ground floor.

The first floor is home to the principal bedroom, which features an en suite shower room, ensuring privacy and comfort. A guest bedroom also benefits from an en suite bathroom and separate shower cubicle, while two additional bedrooms share a well-appointed family bathroom.

Set within a good-sized garden, the property features a lovely paved patio area, perfect for outdoor dining or enjoying the serene surroundings. The garden grounds extend to the front, sides, and rear of the home, providing ample space. There is additional garden grounds that has been fenced off and is used as an orchard. Off-road parking for several vehicles and a single garage add to the convenience of this delightful property.

Location: Forgandenny is a wonderful rural village south of Perth centred around the highly regarded Independent Strathallan School. The village is surrounded by picturesque countryside yet has immediate access to nearby towns and cities.

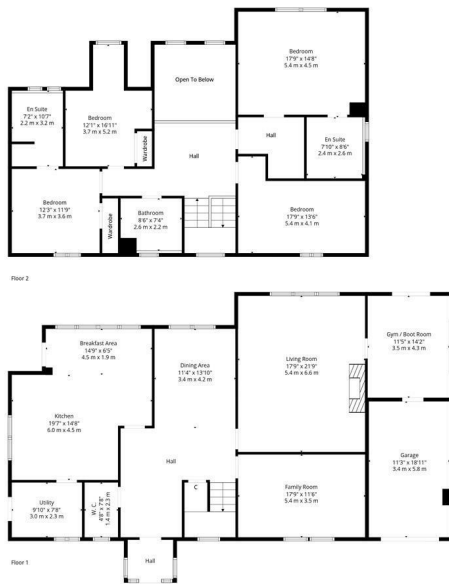
Forgandenny has a primary school and a Church originally of Norman origin and offers a bus service to Perth. Strathallan School, an independent boarding and day school for boys and girls aged 9–18, is located nearby in a 153 acre campus. Further private schooling in the area includes Craigclowan, Kilgraston, Dollar Academy, St Leonards, Morrison's Academy, Ardvreck and Glenalmond. Secondary public schooling is also available in Perth.

The nearby City of Perth has an excellent range of independent and national retailers, professional services and leisure facilities. Perth also boasts a concert hall, several art galleries and a racecourse.

For outdoor enthusiasts cycling, hill walking and equestrian sports are locally available, as well as local golf courses in nearby Dunning, Perth and Gleneagles. As well as its excellent golf courses, the internationally renowned Gleneagles Hotel offers spa, gym, swimming and several outdoor activities and fine dining.

Edinburgh can be reached in approximately 45 minutes via the M90 and Glasgow in approximately 1 hour via the A9, both with international airports. Mainline rail and bus connections can also be found in Perth.

- 4 bedrooms
- Detached villa
- Oil central heating
- Double glazed throughout
- Open-plan kitchen/breakfast room
- Gym/study
- Large garden with patio
- Off-road parking available
- Close to Strathallan School

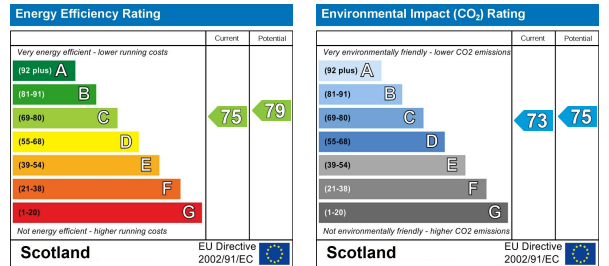


TOTAL: 2897 sq. ft, 270 m2
FLOOR 1: 1610 sq. ft, 150 m2, FLOOR 2: 1287 sq. ft, 120 m2
EXCLUDED AREAS: GARAGE: 213 sq. ft, 20 m2, UTILITY: 75 sq. ft, 7 m2, "": 124 sq. ft, 11 m2,
WALLS: 207 sq. ft, 18 m2

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



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

45 King Street, Perth, PH2 8JB
T. 01738 44 22 55 | E. sales@premierpropertiesperth.co.uk
www.premierpropertiesperth.co.uk