

Simple Approach



Estate Agents



**2 Gowrie Farm , Perth
PH1 4PP**

Offers over £377,950

2 Gowrie Farm , Perth, PH1 4PP

Located within the idyllic setting, Gowrie Farm in Stanley, this beautifully presented detached home offers a perfect balance of space, comfort, and countryside charm. Thoughtfully designed for modern family living, the property features four generously sized bedrooms, including two with contemporary en-suite shower rooms and a master bedroom complete with a walk-in wardrobe. A stylish family bathroom and a convenient downstairs WC enhance the home's practicality, while a spacious lounge provides an inviting space to relax and entertain. A dedicated home office caters to today's flexible lifestyles, and the sizeable, well-equipped kitchen opens into a bright conservatory—ideal for year-round dining with serene garden views. Outside, the landscaped garden offers privacy and stunning panoramic scenery. Additional benefits include Air Source Heating, 32 Solar Panels & Double Glazing throughout, a private driveway, and a double garage, all set within a picturesque rural location that offers both seclusion and convenience.

Lounge

12'8" x 24'10" (3.88 x 7.59)

Open Plan Kitchen/Dining Area

12'4" x 21'6" (3.78 x 6.57)

Conservatory

12'5" x 12'5" (3.81 x 3.79)

WC

5'10" x 3'2" (1.80 x 0.99)

Bedroom Four (Downstairs)

10'0" x 10'4" (3.07 x 3.17)

Master Bedroom

12'9" x 15'5" (3.90 x 4.70)

En-Suite Shower Room

7'1" x 9'0" (2.16 x 2.76)

Walk-in Wardrobe

5'3" x 9'1" (1.62 x 2.77)

Bedroom Two

11'1" x 12'1" (3.40 x 3.70)

Bedroom Three

10'1" x 10'5" (3.09 x 3.20)

En-Suite Shower Room

4'10" x 6'9" (1.48 x 2.07)

Bathroom

10'0" x 8'8" (3.07 x 2.66)

Upstairs Landing Area

12'5" x 11'1" (3.80 x 3.40)

Double Garage

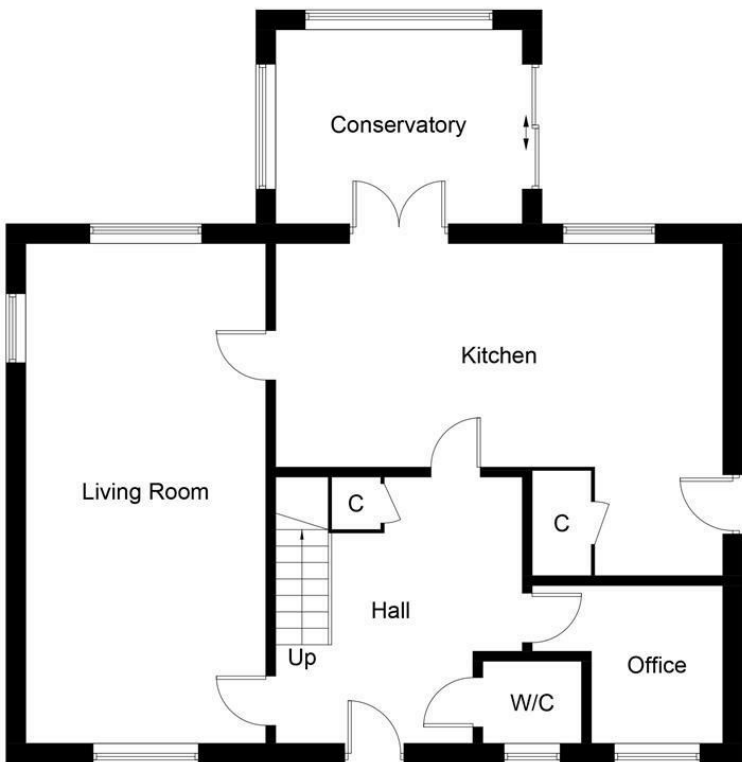
18'2" x 18'8" (5.56 x 5.70)



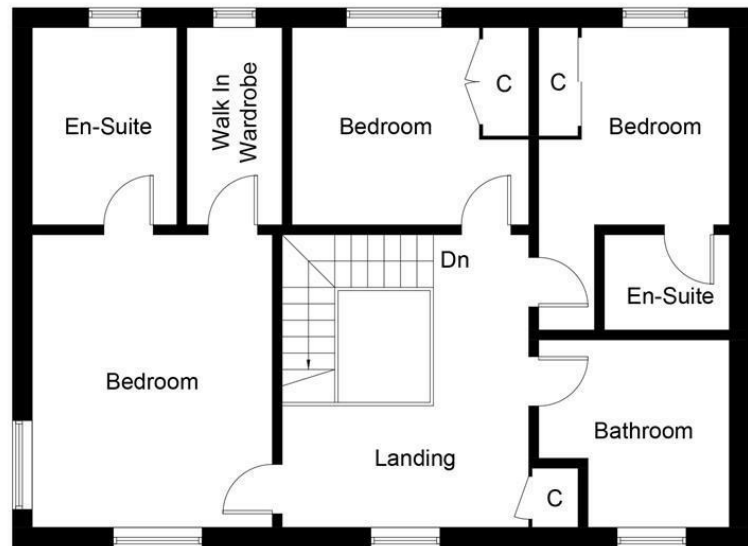


- Impressive Detached House With Landscaped Gardens
- Master Walk In Wardrobe
- Driveway & Double Garage
- Spacious South Facing Conservatory Over Looking The Landscaped Gardens
- Four Generous Bedrooms
- Sizeable Modern Kitchen
- Picturesque Surroundings
- Two Ensuite Shower Rooms & a WC
- Bright & Spacious Lounge With Log Burning Fire
- Air Source Heating, 32 Solar Panels & Double Glazing



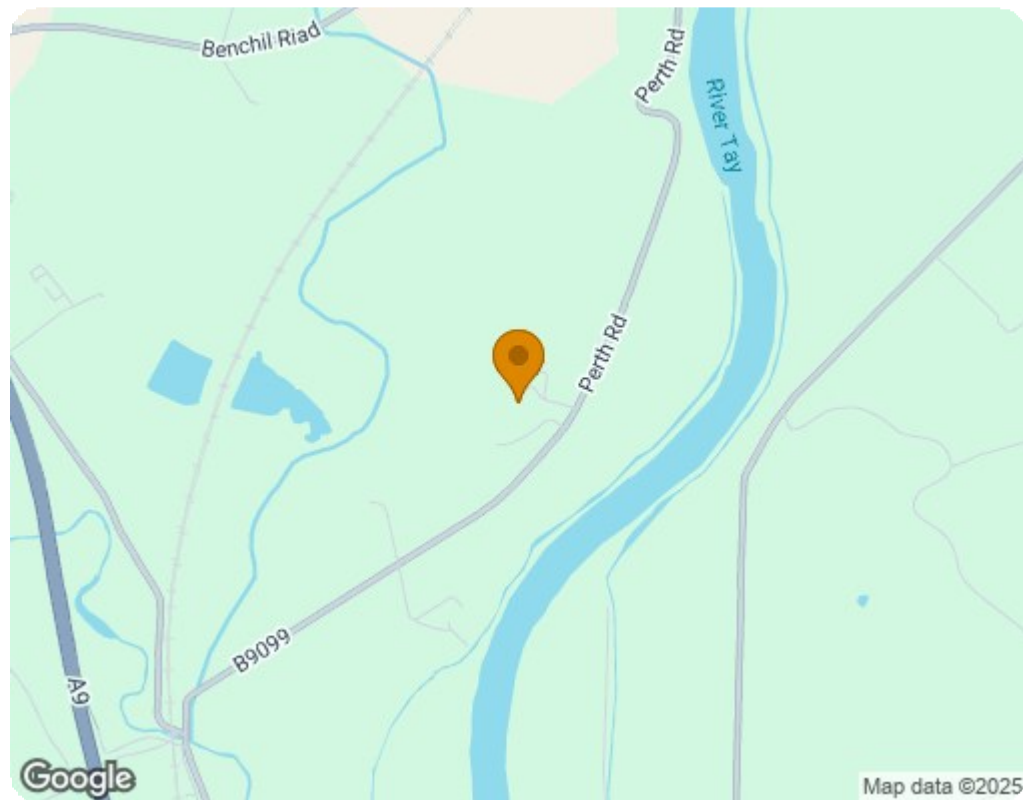


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1211773)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	94	95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	94	96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		