



5 Bedroom Detached House

Offers Over £350,000

Bastion Property Management is delighted to offer to the market this unique spacious five-bedroom chalet villa situated within the sought after village of Braco, Perthshire. Viewing is highly recommended to truly appreciate this exceptional property. The Home Report can be found on our website at a click of a button by visiting [www.bastionpropertymanagement.com](http://www.bastionpropertymanagement.com).

The front door opens into the spacious entrance hall, off which the principal ground floor living rooms are situated. The lounge is bright and generous with a feature fireplace and wood burning stove. The spectacular open-plan kitchen / dining / family room has wood effect wall and base units, complimented by a Silestone Quartz worktop in Rojos Eros red. There is a double Belfast sink and central island with Siemens induction hob complete with flush fitted ceiling extractor fan. The Siemens oven and microwave cooker oven is included in the sale. There is space for a dishwasher, fridge, and freezer. There are bi-fold doors separating the kitchen from the large conservatory which has French doors out to the rear garden. A utility room is accessed from the kitchen in identical style and provides ample additional storage. Access to the rear garden is gained through the back door. Bedrooms three, four and five are located on the ground floor. There is a storage cupboard which has the electrical fuse box. The family bathroom comprises: Wash hand basin, WC, bath and separate shower cubicle.

The upper level is gained by a carpeted modern, contemporary feature staircase giving access to all accommodation with walk in cupboard fitted underneath. The principal bedroom and bedroom two both have generous built in wardrobes and an ensuite shower room comprising of a wash hand basin, WC and shower cubicle.

Outside, the property has a generous well maintained mature gardens to the front and rear. There is a driveway to the side providing ample parking for multiple cars. The driveway is laid to stone chips and there is a single garage. Access is gained through a gate to the rear garden.

The property is decorated in a neutral tone with various floor coverings. Warmth is provided by double glazing and heating by a floor standing Grant Oil Fired Boiler, the boiler serves a range of panel radiators throughout the property and also heats domestic hot water. There is a wood burning stove situated in the lounge.

## Room Sizes

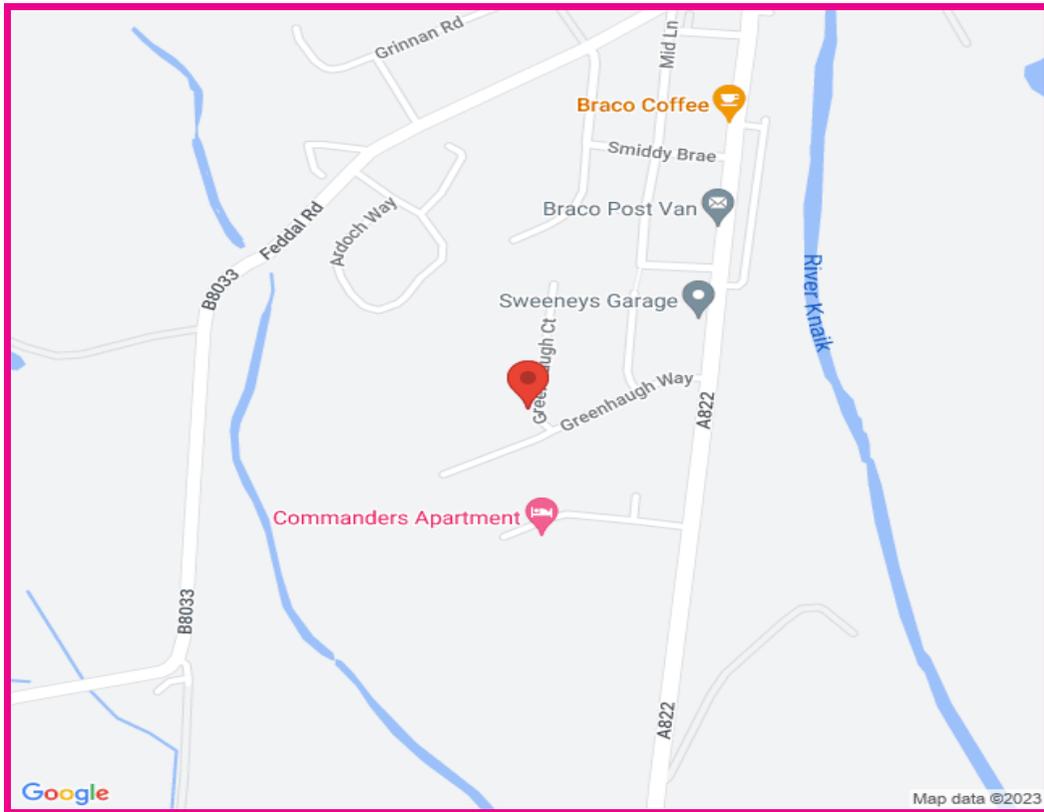
All measurements taken from widest point.

Principal Bedroom	2.87 x 4.92 (9'5" x 16'1")
Ensuite	2.70 x 1.52 (8'10" x 4'11")
Bedroom 2	5.74 x 3.80 (18'10" x 12'5")
Ensuite	1.50 x 2.40 (4'11" x 7'10")
Bathroom	3.67 x 1.88 (12'0" x 6'2")
Bedroom 3	2.96 x 3.62 (9'8" x 11'10")
Bedroom 4	2.97 x 3.04 (9'9" x 9'11")
Bedroom 5	2.97 x 3.05 (9'9" x 10'0")
Utility Room	2.32 x 3.64 (7'7" x 11'11")
Kitchen	6.18 x 2.95 (20'3" x 9'8")
Conservatory	7.16 x 3.70 (23'6" x 12'1")









### Travel Directions

From Bastion Office head northwest on Upper Craigs toward Port St/A811. Head northwest on Upper Craigs toward Port St/A811. At Kings Knot Roundabout, take the 2nd exit onto Raploch Rd /B8051, continue straight until Castlevie roundabout and take 2nd exit. At Kildean Roundabout, take the 2nd exit and stay on A84. At the roundabout, take the 1st exit onto the M9 ramp to Perth/A9. Merge onto M9 and head for Perth. Take turn off signed Greenloaning/Braco. Once in Braco take 2nd left then first right into Greenhaugh Court and property is on Left.



**BASTION**

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### Agents Note

These details are set out as a general outline only and do not constitute any part of an offer or contract.

All measurements are approximate and have been taken using a sonic tape, therefore may be subject to a small margin of error.

Any services equipment or central heating systems have not been tested and no warranty is given or implied that these are in working order.

Extras, fixtures, fitting or any other items are not included unless specifically described.