



Beechnoll , Forgandenny, Perth, PH2 9EY

Fixed Price £329,995

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

Beechknoll , Forgandenny, Perth, PH2 9EY

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Next Home's
Buying Guide



Next Home
Open Days

About the Area

Forgandenny is a charming rural village in Perthshire, offering a peaceful countryside lifestyle while remaining within easy reach of nearby towns and cities.

Surrounded by rolling farmland and scenic landscapes, the area is ideal for those who enjoy outdoor living, with walking routes and open countryside right on the doorstep. The village itself benefits from a well-regarded primary school, local community spirit and a quiet, family-friendly atmosphere.

Despite its tranquil setting, Forgandenny is conveniently located for access to Perth, Bridge of Earn and the M90 motorway, making it a great choice for commuters seeking a balance between rural living and connectivity.





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Property Summary

Beechknoll is an idyllic 'chocolate box' rural home brimming with charm, character and surrounded by stunning countryside views. Set within a peaceful setting overlooking its gardens and open fields beyond,

Dating back to the early 1900s, the property retains a wealth of beautiful Victorian features, including an attractive entrance porch, high-pitched roofs with decorative tiling, and a striking bay window to the front. These timeless details combine effortlessly with thoughtful modern upgrades to create a home that is both characterful and comfortable.

Internally, the property is arranged on one level and offers flexible, well-proportioned accommodation, making it an ideal family home or countryside retreat. The lounge is a bright and inviting space, complete with a wood-burning stove and room for a dining table — perfect for cosy evenings and entertaining alike. Parquet-style LVT flooring flows seamlessly from here into the modern kitchen, creating a sociable and practical layout.

There are three double bedrooms, all offering generous space, versatility and built in storage, along with a contemporary bathroom. A useful utility room adds further practicality to the home.

The layout is complemented by a wide hallway, which could easily be utilised as a study area, perfectly positioned to enjoy the glorious views across the surrounding countryside — ideal for those working from home.

Externally, the property is equally appealing, with charming gardens to either side, featuring areas of lawn, mature trees. There is ample parking along with a timber garage, while countryside walks can be enjoyed directly from the doorstep.



Key property features

- ✓ ideal family home
- ✓ Large gardens
- ✓ Stunning countryside views
- ✓ 3 double bedrooms
- ✓ Sought after area
- ✓ New 8 x 10 shed
- ✓ Floored and insulated attic
- ✓ Bespoke log store with slate roof
- ✓ Rare to the market
- ✓ Garage













An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are interspersed with green lawns and some trees. The entire image is covered with a semi-transparent blue filter. Overlaid on this background is white text and a logo.

Have a property to sell?

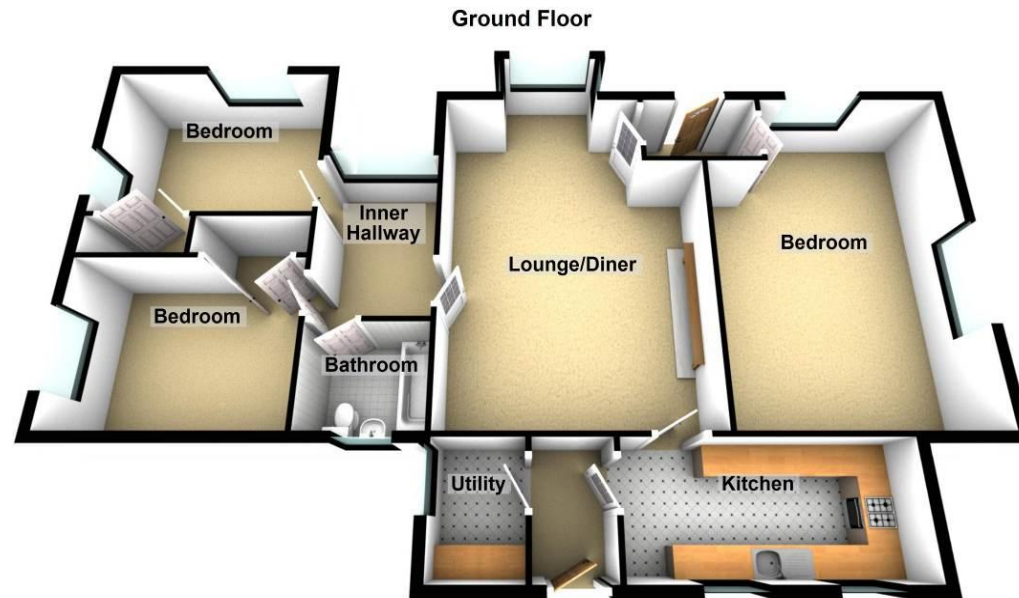
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans





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Property Room sizes

ENTRANCE HALL

LOUNGE/DINER

20' 5" x 14' 5" (6.22m x 4.39m)

KITCHEN

12' 2" x 6' 8" (3.71m x 2.03m)

BEDROOM

15a' 8" x 13' 9" (4.78m x 4.19m)

BEDROOM

14' 10" x 9' 11" (4.52m x 3.02m)

BEDROOM

14' 10" x 10' (4.52m x 3.05m)

BATHROOM

5' 10" x 5' 8" (1.78m x 1.73m)

PLEASE NOTE: 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 or representations 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 representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



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1a James Square, Crieff.....01764 65 00 44

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