



# Buy your next home with Next Home

Leading Perthshire Estate Agency

Silver King Cottage, Murthly, Perth, PH1 4LE

Offers Over £360,000

  
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ESTATE & LETTING AGENTS

# Buying with Next Home

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Silver King Cottage, Murthly, Perth, PH1 4LE

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We have the largest sales team in Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent.

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# About the Area

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Nestled in the tranquil heart of rural Perthshire, between the charming hamlets of Meikleour and Murthly and the historic cathedral town of Dunkeld, this unique bespoke property offers a rare blend of architectural character and natural beauty.

Surrounded by rolling farmland, the home is thoughtfully designed to harmonise with its serene setting, featuring handcrafted finishes, expansive windows that frame ever-changing countryside views and a seamless connection between indoor and outdoor living with its bi folding doors to the garden.

This exceptional residence provides both a private retreat and a striking statement of refined, rural living yet close to amenities in Perth, Dunkeld and Blairgowrie.





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# Property Summary

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A rare opportunity to purchase this charming, quirky and immaculately presented detached 3-bedroom bungalow set in a quiet rural location.

The versatile accommodation comprises entrance hall; an impressive open-plan living space which forms the heart of the home, seamlessly combining the kitchen, dining, and sitting areas into one light-filled, sociable environment.

The bespoke kitchen is beautifully appointed with elegant marble work surfaces, a built-in wine cooler, dishwasher, oven and hob, blending practicality with luxury, while expansive bi-folding doors open effortlessly onto the outdoors.

The sitting area offers a warm and inviting retreat, centred around a charming wood-burning stove and framed by a striking floor-to-ceiling glass wall that captures uninterrupted views of the surrounding landscape.

There are 3 double bedrooms, the principal having an en-suite shower room and walk in wardrobe.

The property also benefits from a boot room, bathroom and additional shower room.

There is double glazing and oil central heating throughout.

Externally the enclosed garden is predominantly laid to lawn with paved patio area and the driveway provides parking for several vehicles. Timber garage with power and adjacent work store. Hot and cold outdoor taps.

Early viewing is highly recommended to appreciate the quality of accommodation on offer.



# Key property features

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- ✓ Detached bespoke bungalow
- ✓ Magnificent open countryside views
- ✓ Spacious and bright open plan kitchen/dining room and sitting room
- ✓ 3 double bedrooms
- ✓ Shower Room, En-suite shower room and bathroom
- ✓ Boot room with exceptional storage
- ✓ Enclosed garden grounds
- ✓ Timber garage with adjacent workshop
- ✓ Large, floored attic with Velux windows, power and light
- ✓ Rare to the market













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An aerial photograph of a residential neighborhood, showing rows of houses with red brick walls and grey roofs. The image is overlaid with a semi-transparent blue filter. The houses are arranged in a grid-like pattern, with some having gardens and driveways. The overall scene is a typical suburban housing estate.

# Have a property to sell?

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

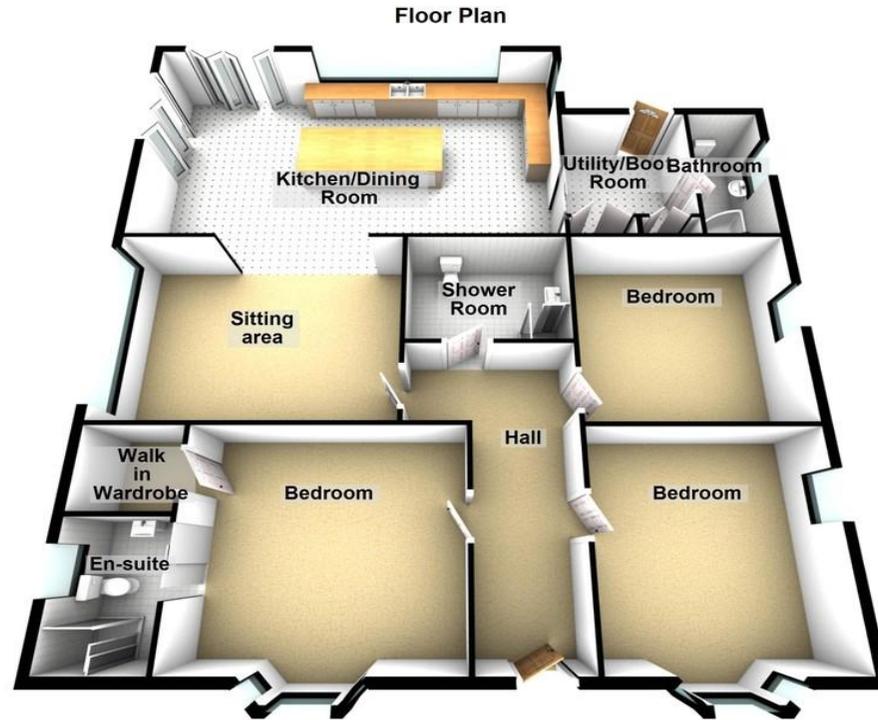


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# Floorplans

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# Property Room Sizes

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## **HALL**

*20' 3" x 6' 10" (6.17m x 2.08m)*

## **KITCHEN/DINING ROOM**

*25' 8" x 16' 4" (7.82m x 4.98m)*

## **SEATING AREA**

*17' 11" x 12' 0" (5.46m x 3.66m)*

## **BOOT ROOM**

*8' 7" x 8' 3" (2.62m x 2.51m)*

## **BATHROOM**

*10' 8" x 4' 0" (3.25m x 1.22m)*

## **BEDROOM**

*16' 0" x 14' 6" (4.88m x 4.42m)*

## **EN-SUITE SHOWER ROOM**

*8' 9" x 4' 10" (2.67m x 1.47m)*

## **WALK IN WARDROBE**

*4' 9" x 4' 8" (1.45m x 1.42m)*

## **BEDROOM**

*16' 0" x 14' 1" (4.88m x 4.29m)*

## **BEDROOM**

*14' 2" x 12' 5" (4.32m x 3.78m)*

## **SHOWER ROOM**

*6' 9" x 6' 6" (2.06m x 1.98m)*

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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TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE TELEPHONE YOUR LOCAL BRANCH BELOW:

63 – 65 George Street, Perth ..... 01738 44 43 42

41 - 43 Allan Street, Blairgowrie..... 01250 39 80 02

47a Atholl Road, Pitlochry..... 01796 54 80 14

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

211 High Street, Auchterarder.....01764 66 36 66

Email [sales@nexthomeonline.co.uk](mailto:sales@nexthomeonline.co.uk)

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