

Silverwell Balgowan By Methven, Perthshire, PH1 3RG



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- Bespoke-built country bungalow
- 5 double bedrooms
- Office/bedroom 6
- Large living room
- Open-plan kitchen/dining/family room
- Sprawling 1.6 acre garden grounds
- Substantial outbuilding currently configured as vehicle storage with 2 workshop spaces
- Oil central heating
- Detached studio/workshop
- Beautiful country views

Silverwell is a truly unique, bespoke-built five/six bedroom bungalow nestled amongst some picturesque Perthshire countryside. Conveniently located just off the A85 between Perth and Crieff, the location strikes a perfect balance of convenience and tranquil country living. Thoughtfully and meticulously designed to create a home filled with natural light and incredibly generous floorspace, the uncomplicated layout enhances the flow of the accommodation throughout. The property also sits within generous grounds extending to approximately 1.6 acres in size and also features a wealth of off-street parking, high ceilings, a sizeable loft space, superb views and a detached workshop/studio which also offers potential for conversion into separate living quarters.

The accommodation comprises of an entrance vestibule, impressive reception hall, large living room with traditional focal point real fire, front-facing bay window along with additional dual-aspect windows on the other two walls, a generous open-plan kitchen/dining/family room with wood-burning stove, laundry room with cloakroom WC, family bathroom with rolltop bath and separate walk-in shower, office/bedroom 6, a fantastic master bedroom with its own en-suite shower room and four additional double bedrooms – two of which also feature their own en-suite WC. There is also integral garage which could be easily converted into a further bedroom. The extensive grounds which wrap around all sides of the property feature a wealth of off-street parking and turning points, sprawling areas of lawn, colourful trees, a lovely summer house, detached stableblock/car port and a detached workshop/studio equipped with power, lighting and water supply.





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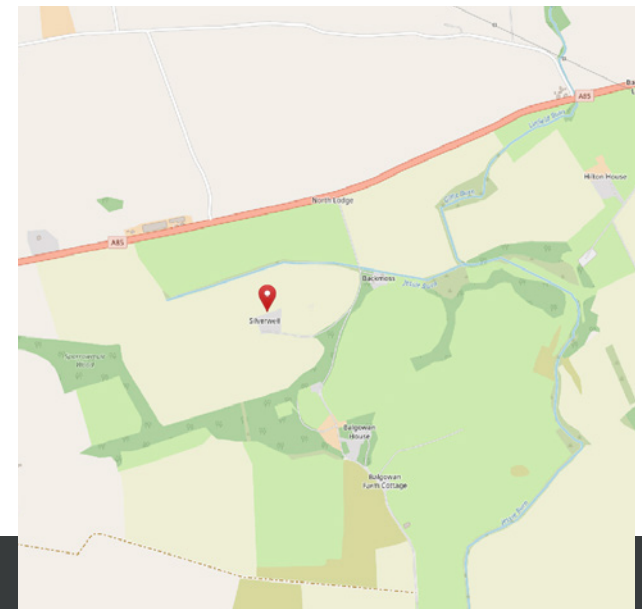






LOCATION

The semi-rural location provides a perfect tranquil setting yet is conveniently positioned mid-way between Perth and Crieff. Nearby is the local farm shop/café (Gloagburn Farm Shop). The City of Perth offers a wide range of local amenities including High Street shopping, supermarkets, recreational facilities and good schooling with a range of primary and secondary schools on offer. There are regular bus routes to surrounding areas and there is easy access to major motorway networks leading to the larger cities of Dundee, Stirling, Edinburgh and Glasgow. Crieff is positioned on the edge of the Scottish Highlands therefore beautiful countryside can be found not far from the town centre. The area is ideal for those seeking country pursuits and is also a short drive from the prestigious Gleneagles Hotel and Golf Club.





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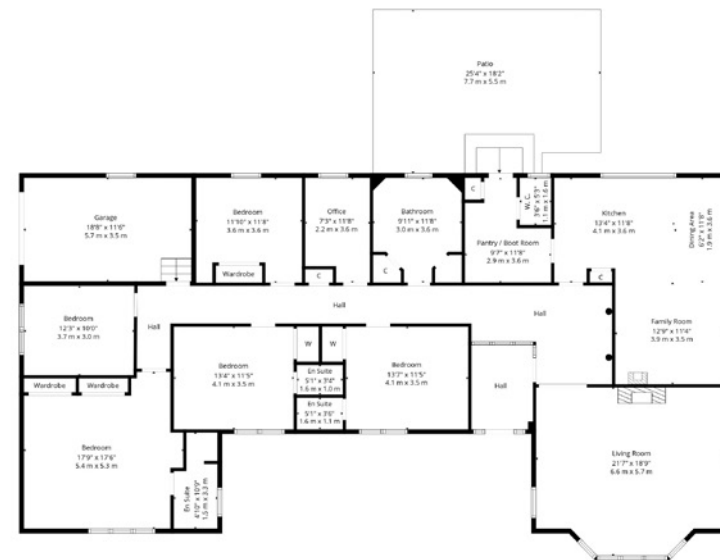
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All Measurements are Approximate Measurements are approximate. Not to Scale. For Illustrative purposes only.



Total: 3139 sq. Ft, 292 m2
 Ground Floor: 3139 sq. Ft, 292 m2
 Excluded Areas: Garage: 215 sq. Ft, 20 M2, Patio: 447 sq. Ft, 42 M2, Walls: 207 sq. Ft, 19 m2



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