

Simple Approach



Estate Agents



**East Tulchan Farmhouse , Perth**

**PH1 3SG**

**Offers over £477,950**



## East Tulchan Farmhouse , Perth, PH1 3SG

East Tulchan Farmhouse, found in the picturesque countryside of Glenalmond, Perth, this stunning five-bedroom house offers a perfect blend of modern living and rural charm. With ample room for the entire family, this property is designed to provide comfort and space for all.

As you enter, you are greeted by a large kitchen and dining room, ideal for family gatherings and entertaining guests. The kitchen is well-equipped along with fully integrated appliances, making it a delightful space for hosting. The spacious split level lounge, complete with a stove, creates a warm and inviting atmosphere with lovely views of the surrounding country side. This fantastic property enjoys five large bedrooms, one currently being used as a second sitting room, two WC and a family bathroom with a separate shower and bath.

The property sits on a sizeable plot, providing plenty of outdoor space for children to play or for gardening enthusiasts to cultivate their green thumbs. The surrounding countryside offers breathtaking views and a tranquil environment, making it an ideal retreat from the hustle and bustle of city life.

This home is not just a place to live; it is a sanctuary where you can create lasting memories with family and friends. With its generous living spaces and beautiful setting, this property is a rare find in the heart of the Scottish countryside. Don't miss the opportunity to make this charming house your new home.

### Lounge

11'10" x 28'0" (3.38 x 8.53)

### Sitting Room (Bedroom 5)

13'7" x 11'4" (4.16 x 3.47)

### Family Bathroom

12'7" x 14'4" (3.86 x 4.38)

### Kitchen + Dining Area

11'5" x 22'6" (3.49 x 6.88)

### Bedroom One (Downstairs)

13'8" x 11'4" (4.19 x 3.47)

### Bedroom Two (Downstairs)

13'7" x 11'6" (4.15 x 3.51)

### Quality Room

13'2" x 9'6" (4.02 x 1.70)

### Downstairs WC

5'9" x 4'0" (1.76 x 1.24)

### Bedroom Three (Upstairs)

13'11" x 11'6" (4.26 x 3.53)

### Bedroom Four (Upstairs)

11'6" x 13'10" (3.52 x 4.22)

### Upstairs WC

6'5" x 3'6" (1.98 x 1.08)





- Five Bedroom Detached Property
- The Most Ideal Family Home In A Peaceful Location
- Two WC & A Family Bathroom
- Conveniently Located For Creiff And Perth Along With Easy Access To Edinburgh/Glasgow
- Immaculate Move In Condition
- Sizeable Plot With Paddock & Orchard
- Wood Burning Stove, LPG Heating And Double Glazed Windows
- Stunning Views Across The Perthshire Countryside
- Large Kitchen/Diner
- Close Proximity To Glenalmond Collage.





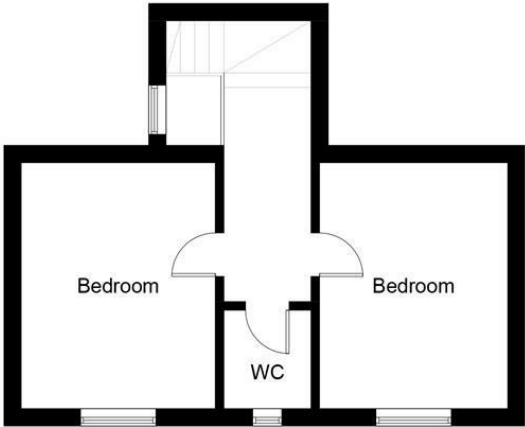
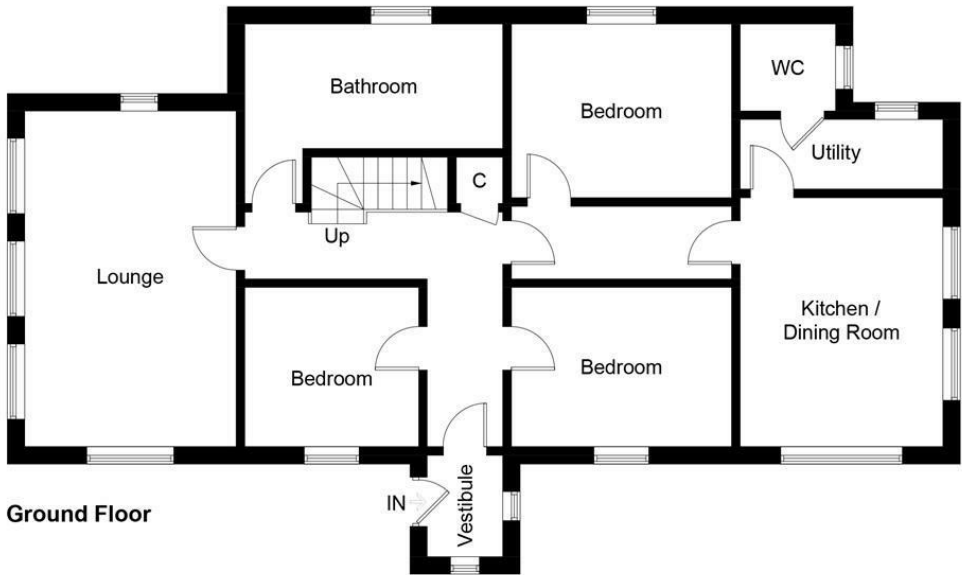


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1303239)



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         | 63        |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                | 35      |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs                     |         |           |
| Scotland EU Directive 2002/91/EC                                |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         | 72        |
| (55-68) <b>D</b>                                                | 56      |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| Scotland EU Directive 2002/91/EC                                |         |           |