



26 Kinclaven Gardens, Murthly, PH1 4EX  
Offers over £335,000

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# 26 Kinclaven Gardens Murthly, PH1 4EX

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- Generous detached bungalow
- Breakfasting kitchen & dining room
- Four well-proportioned bedrooms
- Very private rear garden
- Excellent storage space

- Bright living room
- Separate utility room
- Integral double garage with driveway
- Solar panels for energy efficiency
- Peaceful cul-de-sac location

Nestled within a peaceful residential cul-de-sac, with no through traffic, in the charming village of Murthly, 26 Kinclaven Gardens is a beautifully presented and spacious detached bungalow offering versatile living on a generous plot. Built by highly regarded local builders A&J Stephen, this eye-catching home boasts four well-proportioned bedrooms (one currently used as a study), plentiful off-street parking and a very private rear garden - perfect for families, professionals or downsizers seeking comfort and flexibility.

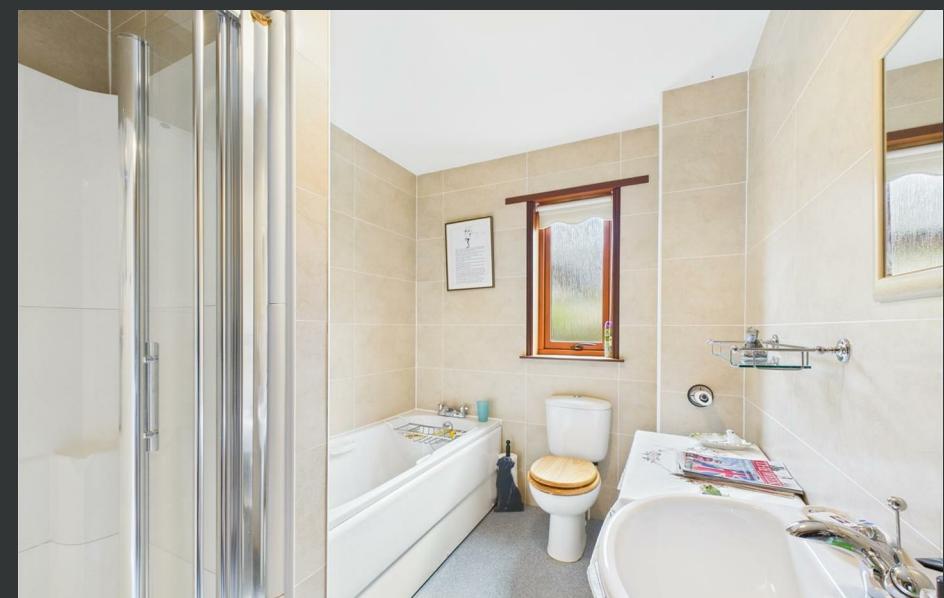
At the heart of the home is a bright and airy living room with doors leading to the elegant dining room, seamlessly connecting to a breakfasting kitchen and adjoining utility room. The kitchen is equipped with ample units, worktops, integrated appliances and there is space for free-standing items in the utility room. A large integral garage adds practicality, while the sunny, enclosed rear garden with lawn and a summerhouse provides the ideal setting for outdoor relaxation and entertaining. The front of the property offers excellent kerb appeal with a generous double-width driveway and neat landscaping. The home also benefits from double glazing, oil central heating and solar panels, offering eco-conscious energy savings. Located within walking distance of local amenities, primary schooling and countryside walks, this home combines village charm with easy access to Perth, Dunkeld, Blairgowrie and beyond.



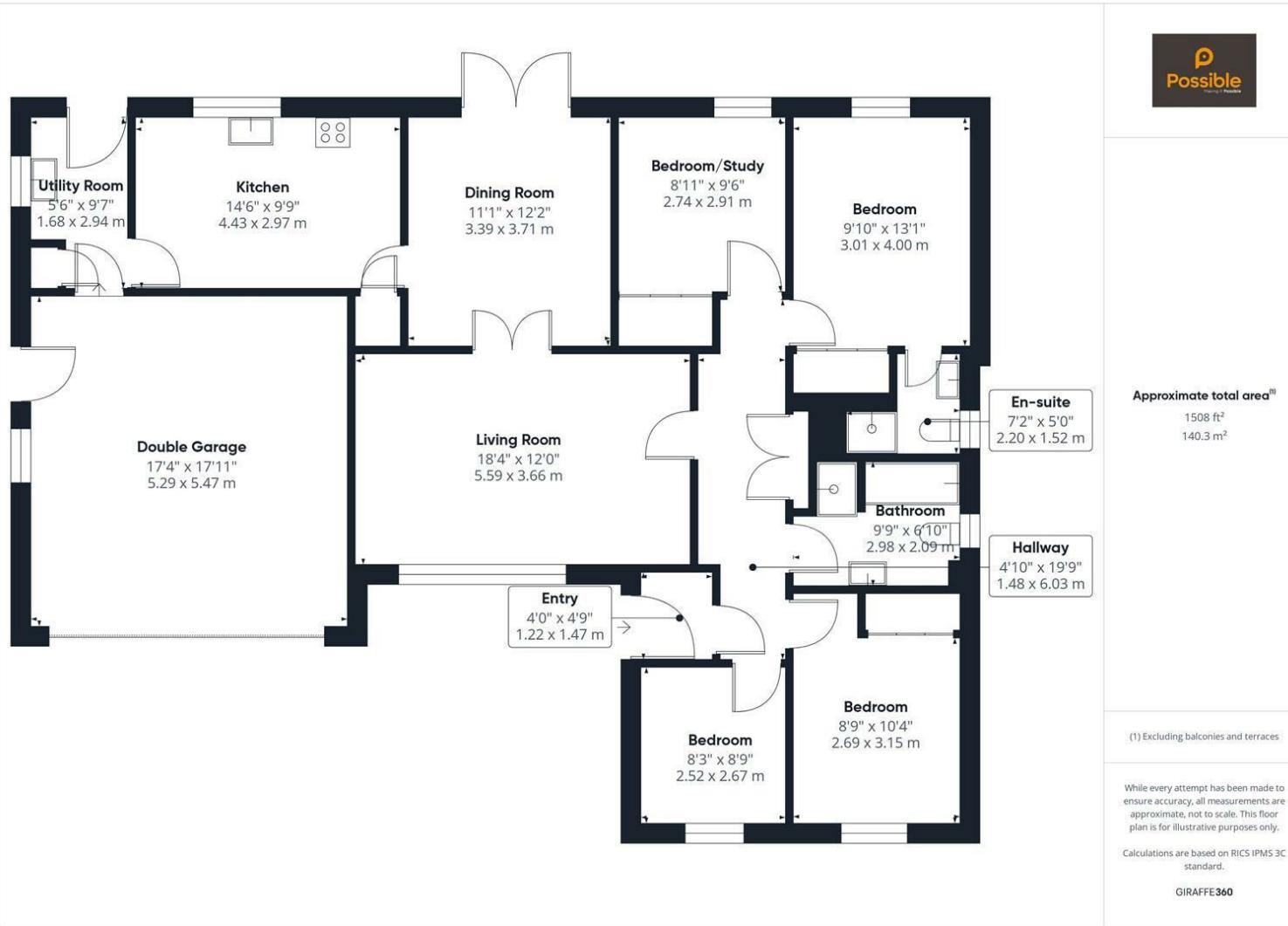


## Location

Murthly is a welcoming Perthshire village surrounded by scenic countryside and woodland, offering a peaceful pace of life just a 15-minute drive from Perth. With a village shop, the award-winning Uisge restaurant and regular bus services, it's ideal for families and those seeking a semi-rural lifestyle. There is a highly regarded primary school within the village as well as private primary and secondary schools within easy reach. Murthly provides numerous cultural and sporting opportunities in the vicinity including gyms, various country pursuits, cycling, golfing and even winter sports. The River Tay and nearby walks make it perfect for nature lovers, while excellent road links ensure easy access to Perth, Blairgowrie, Dunkeld, the central belt, Edinburgh and Glasgow to the south and the Highlands to the north. There is also a train station at Dunkeld offering national rail links and bus stations within Perth. Murthly strikes a lovely balance between countryside charm and daily convenience — a prime spot to enjoy the best of both worlds.







## Viewing

Please contact our Perth Office on 01738 260 035  
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential	Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus)	A			(92 plus)	A
(81-91)	B	75	85	(81-91)	B
(69-80)	C			(69-80)	C
(55-68)	D			(55-68)	D
(39-54)	E			(39-54)	E
(21-38)	F			(21-38)	F
(1-20)	G			(1-20)	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions			
Scotland		EU Directive 2002/91/EC		Scotland	