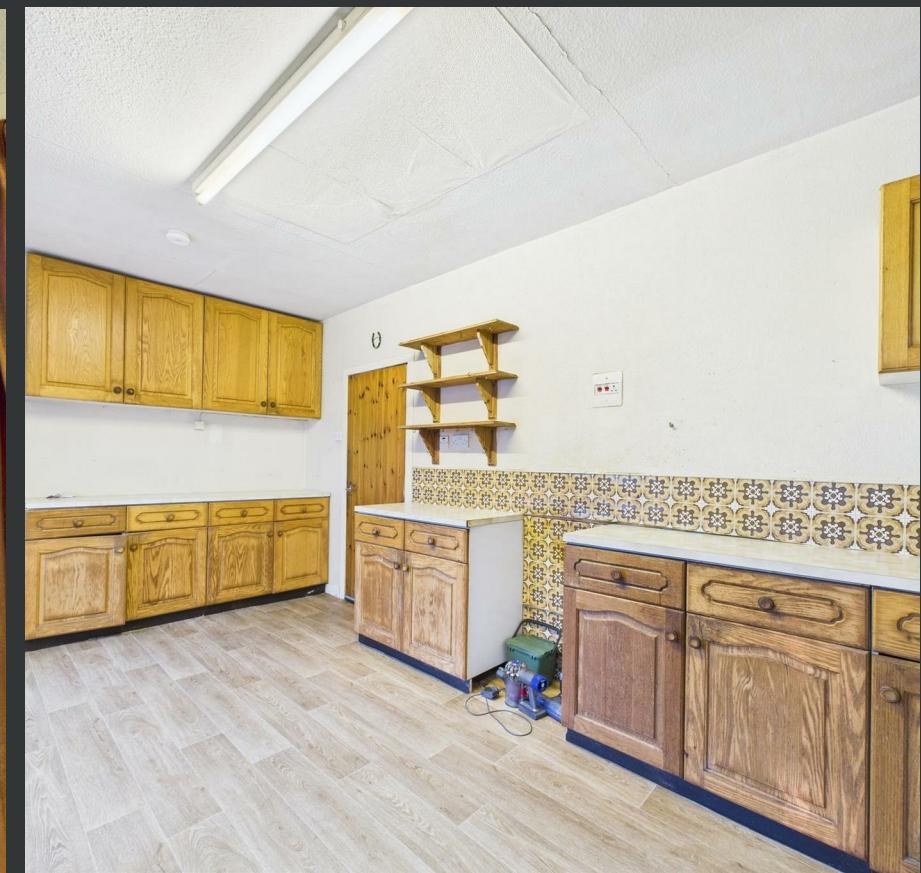




Glenearn , Forgandenny, PH2 9EL  
Offers over £250,000

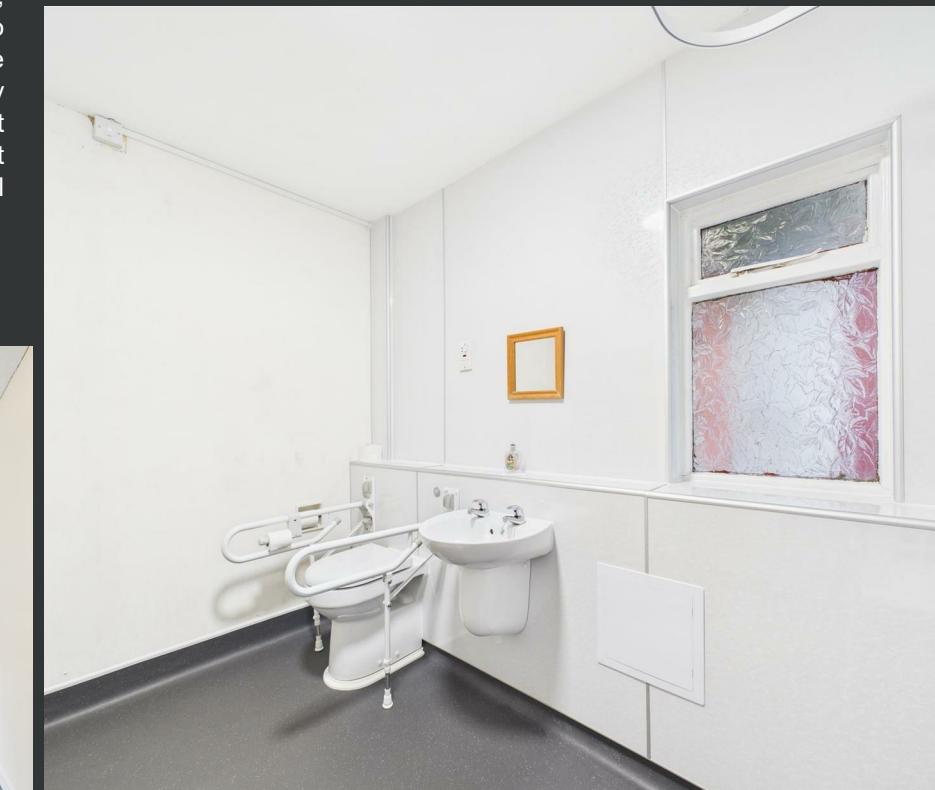




- Detached cottage with extensive gardens
- Three double bedrooms
- Dining Kitchen
- Off-street parking & garage
- Private, mature garden grounds
- Deceptively spacious accommodation
- Spacious living room with character features
- Shower room
- Excellent renovation and development potential
- Peaceful village location close to Perth

\*\*CLOSING DATE SET FOR TUESDAY 10TH FEB AT 12NOON\*\*

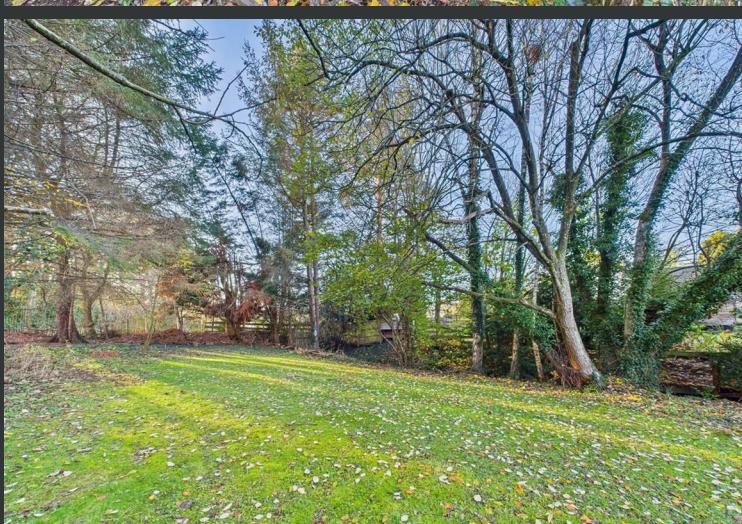
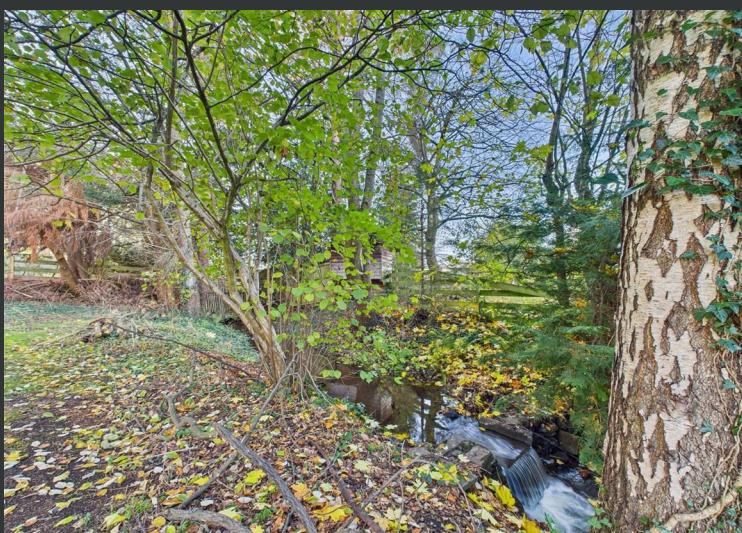
Glenearn presents a rare opportunity to acquire a charming detached cottage set within generous, mature garden grounds in the peaceful village of Forgandenny. Offering excellent potential for refurbishment, this traditional home provides a spacious and flexible layout. The accommodation comprises a welcoming entrance vestibule, a large dual-aspect living room, a generous dining kitchen with direct access to a conservatory over looking the garden, three well-proportioned bedrooms, each enjoying pleasant outlooks, along with a shower room and ample storage throughout. Adjoining the cottage is a useful garage and two store rooms, ideal for workshop use, hobbies or future development (subject to permissions). One of the standout features is the extensive garden, with large lawn, established trees and shrubs, and a beautifully private outlook—perfect for keen gardeners or families seeking outdoor space. While the cottage would benefit from modernisation, it offers huge potential to create a highly desirable rural home just minutes from excellent travel links. With character, generous proportions and sizeable grounds, Glenearn is an exceptional opportunity for buyers looking to renovate and personalise a property in a tranquil countryside setting.

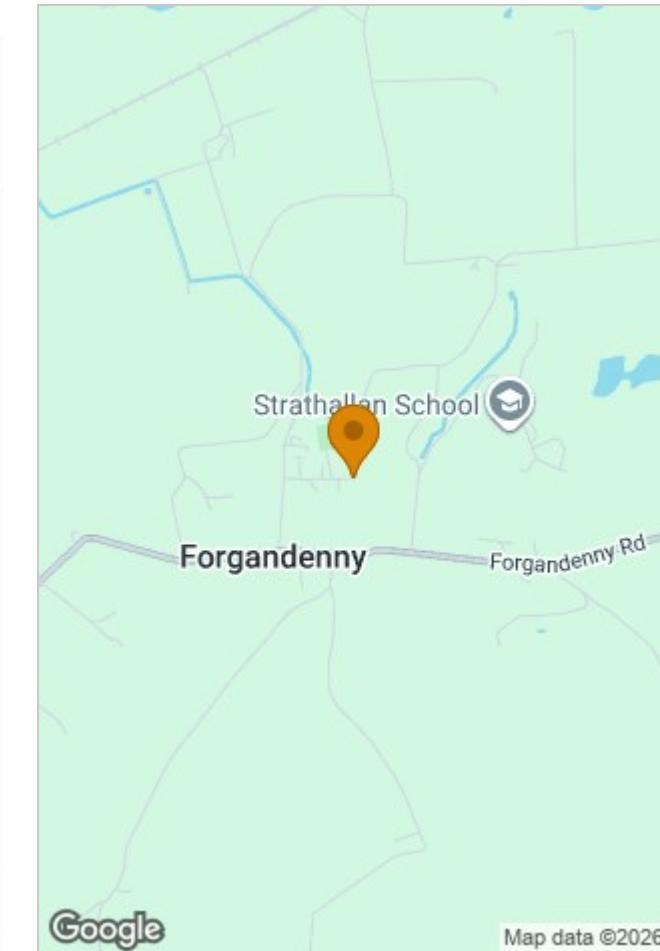




## Location

Forgandenny is a picturesque and peaceful village located just a short drive south of Perth, surrounded by rolling countryside and beautiful walking routes. The village is home to the well-regarded Strathallan School and Forgandenny Primary School and enjoys a welcoming community atmosphere. Nearby Bridge of Earn offers everyday amenities including shops, cafés and medical facilities, while Perth provides extensive retail, cultural attractions, leisure facilities and transport links. Ideal for those seeking rural living with quick access to the city, Forgandenny combines tranquillity with convenience, making it a highly desirable location for families, commuters and anyone wishing to enjoy the best of the Perthshire countryside.





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		31	
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			89
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
Scotland		EU Directive 2002/91/EC	

## 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.

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