

# Kardrumon Gauls of Murthly, Perthshire, PH1 4HT



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## Kardrumon Gauls of Murthly, Perthshire, PH1 4HT

- Detached 3-bedroom bungalow in idyllic rural setting
- Approx. 1,727 sq ft of internal living space
- Bright and spacious lounge with countryside views
- Additional sitting room with bay window and feature fireplace
- Well-equipped kitchen with open-plan dining area
- Master bedroom inc en-suite bathroom with shower and Jacuzzi bath
- Two further double bedrooms with built-in wardrobes
- Detached garage and private driveway parking
- Beautifully landscaped gardens with patio and putting green
- Peaceful location just 3 miles from Dunkeld

Set amidst the rolling hills and scenic countryside of Perthshire, Kardrumon is a beautifully presented 3-bedroom detached bungalow that offers spacious, flexible accommodation and eye-catching views of the surrounding landscape. This beautifully maintained home, extending to approximately 1,727 sq ft, sits proudly on a generous, meticulously maintained plot with both landscaped front and rear gardens, a detached double garage, and private driveway parking.

Internally, the property boasts an expansive formal lounge bathed in natural light from large picture windows, offering lovely rural views. A sitting room provides a secondary living space with a bay window and fireplace, ideal for relaxed evenings. The open-plan kitchen and dining area are well-equipped and thoughtfully designed, with plenty of storage and surface space – perfect for entertaining.

Three generous double bedrooms all benefit from built-in storage, with the master enjoying an en-suite bathroom with shower and Jacuzzi bath. A spacious family bathroom and a practical utility room complete the layout.

Externally, the rear garden offers an idyllic retreat, complete with patio seating area, mature planting, and even a mini putting green. Whether you're a keen gardener, entertainer, or simply looking for peace and privacy, Kardrumon delivers on every level.

An exceptional opportunity for those seeking a rural lifestyle with modern comforts and excellent transport links nearby.







Kardrumon Gauls of Murthly











Kardrumon Gauls of Murthly

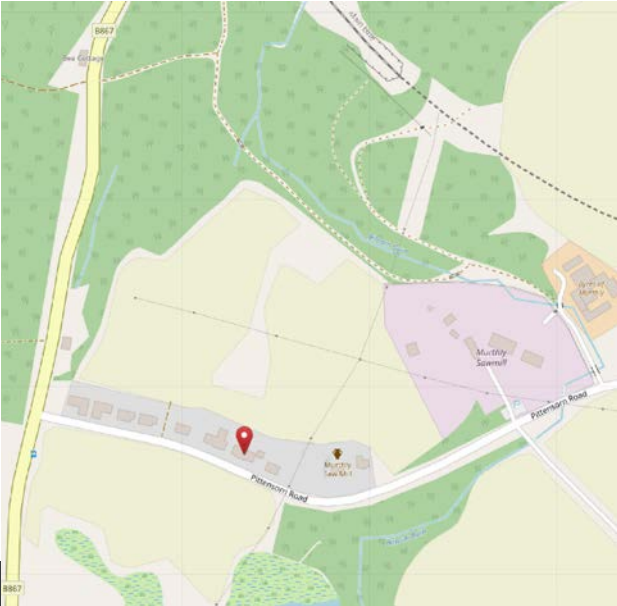






LOCATION

Situated in the tranquil hamlet of Gauls of Murthly, Kardrumon enjoys a peaceful setting while still being well connected. Just a short drive from the village of Murthly and only 3 miles from Dunkeld and Birnam, the thriving city of Perth is also only 10 miles away, offering a wide range of shops, restaurants, schools, and leisure facilities. Outdoor enthusiasts will appreciate the area's abundance of walking trails, riverside strolls, and nearby woodland. Birnam and neighbouring Dunkeld are two of the most picturesque villages in Perthshire and properties there are traditionally in high demand. They offer a range of services and amenities, including shops, cafes and restaurants, a post office, a bank, doctors' surgery, nursery and primary schools and the popular and thriving Birnam Arts & Conference Centre. There is also a community co-working space ideal for those looking for fully equipped office facilities close to home or when on the move. The location by the River Tay and many scenic walks attracts visitors from far and wide. Bus and rail links provide regular services to destinations throughout the UK with the railway station being just a 5 minute drive away from the property itself. There is also a bus stop located approximately 100 yards away at the end of the road. Whether commuting, retiring, or raising a family, this location blends rural charm with convenience, nestled perfectly in the heart of Perthshire countryside.







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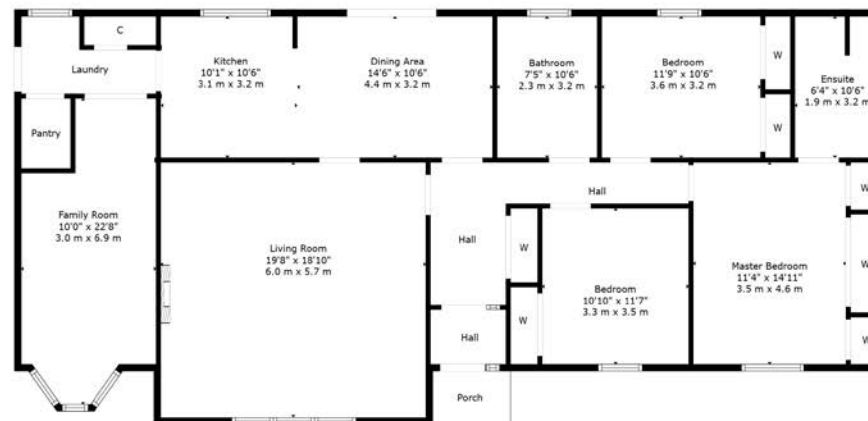
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All Measurements are Approximate Measurements are approximate. Not to Scale. For illustrative purposes only.



**TOTAL: 1727 sq. ft, 160 m2**  
FLOOR 1: 1727 sq. ft, 160 m2  
EXCLUDED AREAS: GARAGE: 324 sq. ft, 30 m2, PORCH: 23 sq. ft, 2 m2  
WALLS: 133 sq. ft, 13 m2

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