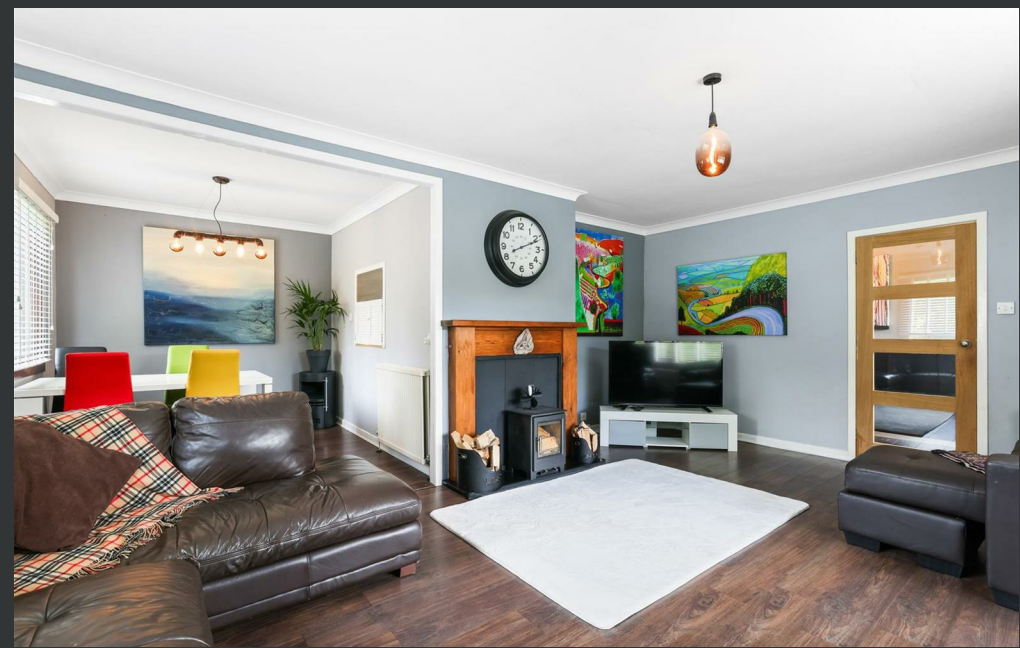




North Cottage Glenalmond College, Glenalmond, PH1 3RY
Offers over £200,000





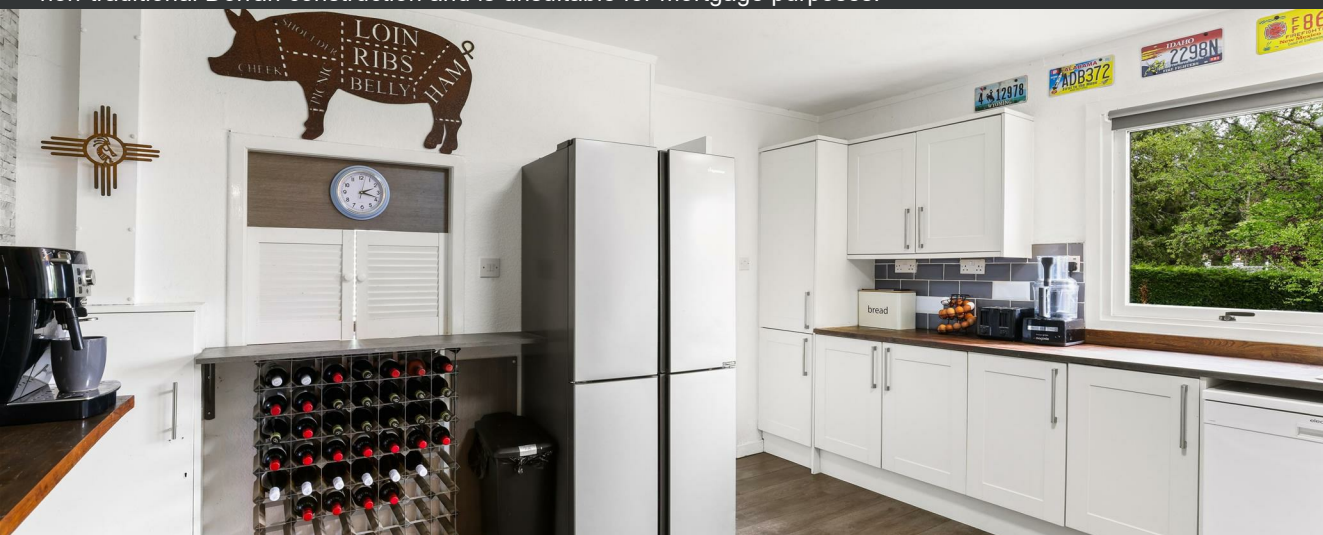
North Cottage Glenalmond College Glenalmond, PH1 3RY

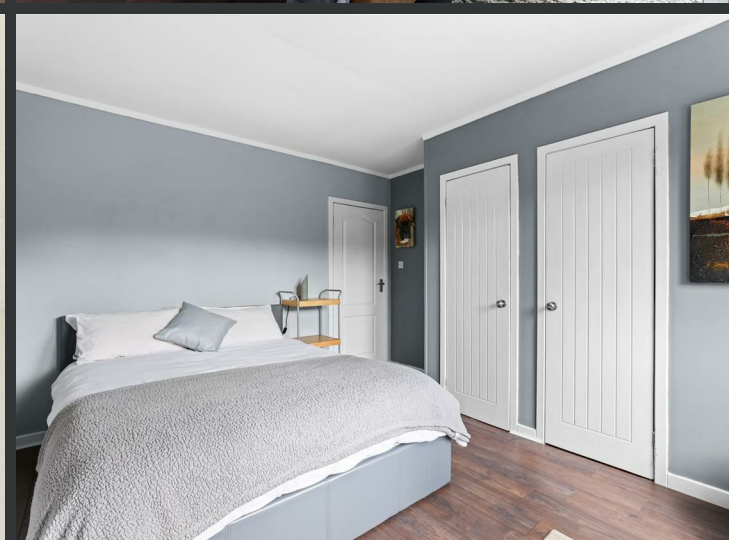
- Spacious four-bedroom bungalow
- Large living room with wood-burning stove
- Modern breakfasting kitchen
- Two bathrooms
- Ample private parking
- Peaceful semi-rural setting
- Separate dining area
- Useful utility room
- Extensive private gardens
- Dorran construction

North Cottage is an impressive and beautifully presented detached four-bedroom bungalow set within generous private grounds in the highly sought-after Glenalmond area. Surrounded by open countryside and enjoying a peaceful semi-rural setting, this spacious family home combines modern comfort with stunning scenery and excellent privacy.

The accommodation is bright, flexible, and thoughtfully arranged throughout. A welcoming entrance hallway leads into the substantial living room, where a contemporary wood-burning stove creates an attractive focal point and large windows provide lovely views over the surrounding gardens. The adjoining dining area offers an ideal space for entertaining and family gatherings. The modern breakfasting kitchen is generously proportioned and fitted with stylish units, extensive worktop space, and room for informal dining, while a separate utility room provides excellent additional storage and practicality. There are four well-sized bedrooms, including a spacious principal bedroom, all offering versatile accommodation for families, guests, or home working. The property further benefits from two bathrooms, modern décor throughout, double glazing, and oil-fired central heating. Externally, the home sits within extensive mature gardens with ample parking and superb outdoor space, all set against a beautiful rural backdrop close to Glenalmond College and within easy reach of Perth. Interested parties should note that the property is of non-traditional Dorran construction and is unsuitable for mortgage purposes.

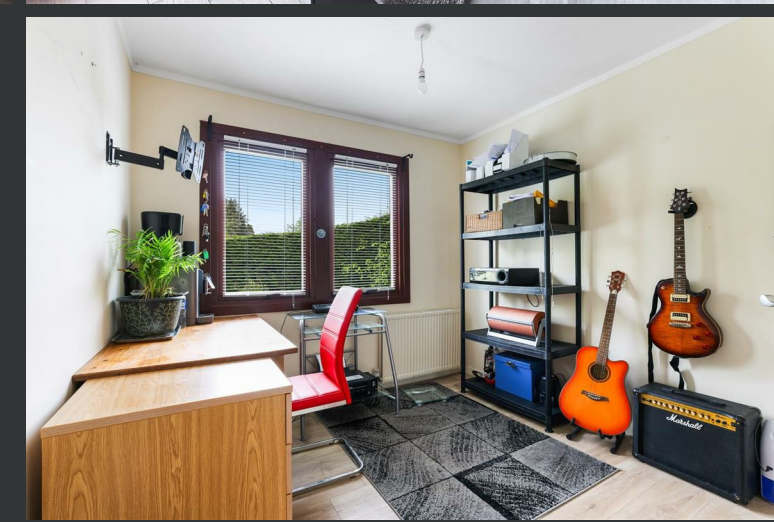
Offers over £200,000



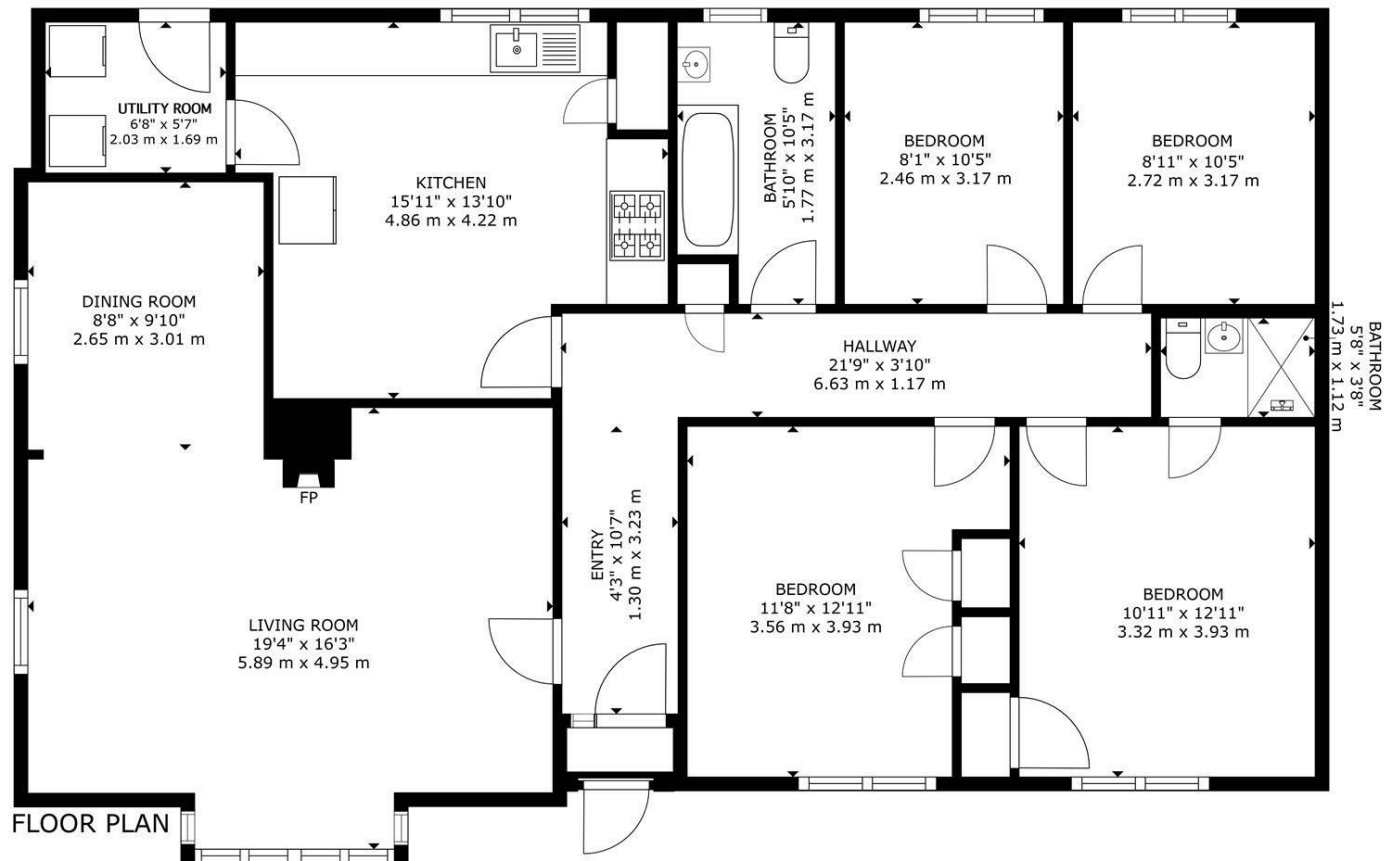


Location

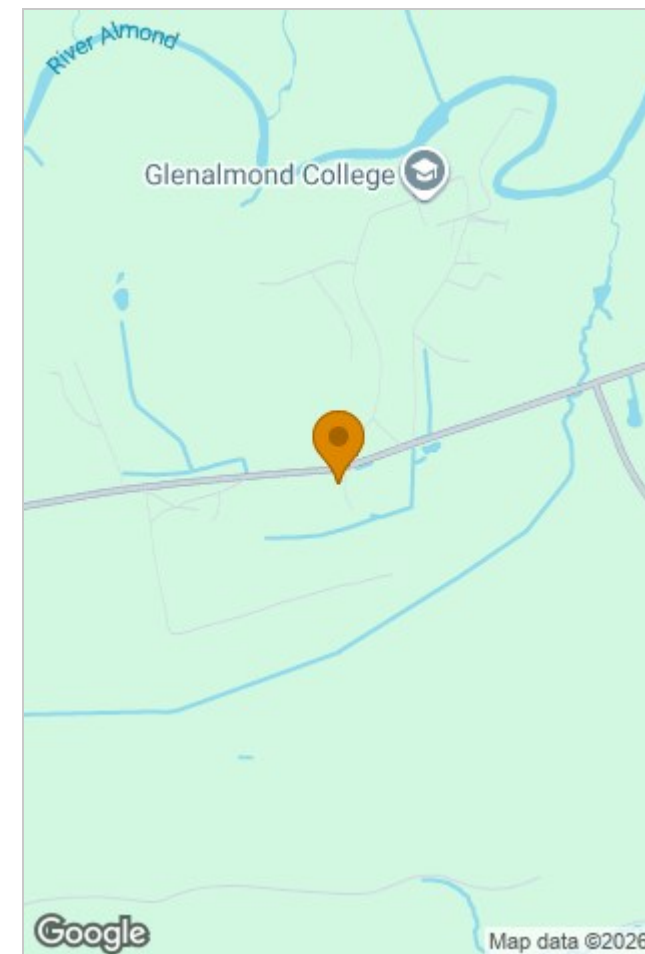
North Cottage enjoys a picturesque setting within the highly desirable Glenalmond area, surrounded by beautiful Perthshire countryside and scenic rural landscapes. The property is ideally positioned for those seeking peaceful country living while remaining within convenient reach of Perth, which offers a wide range of shops, restaurants, leisure facilities, and transport connections. Glenalmond College is located nearby, adding to the area's strong appeal for families. Outdoor enthusiasts are well catered for with excellent walking, cycling, fishing, and golfing opportunities available throughout the surrounding countryside. The location also provides straightforward access to major road networks connecting to Dundee, Edinburgh, Glasgow, and Inverness.







GROSS INTERNAL AREA
FLOOR PLAN: 1,327 sq. ft, 123 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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.

