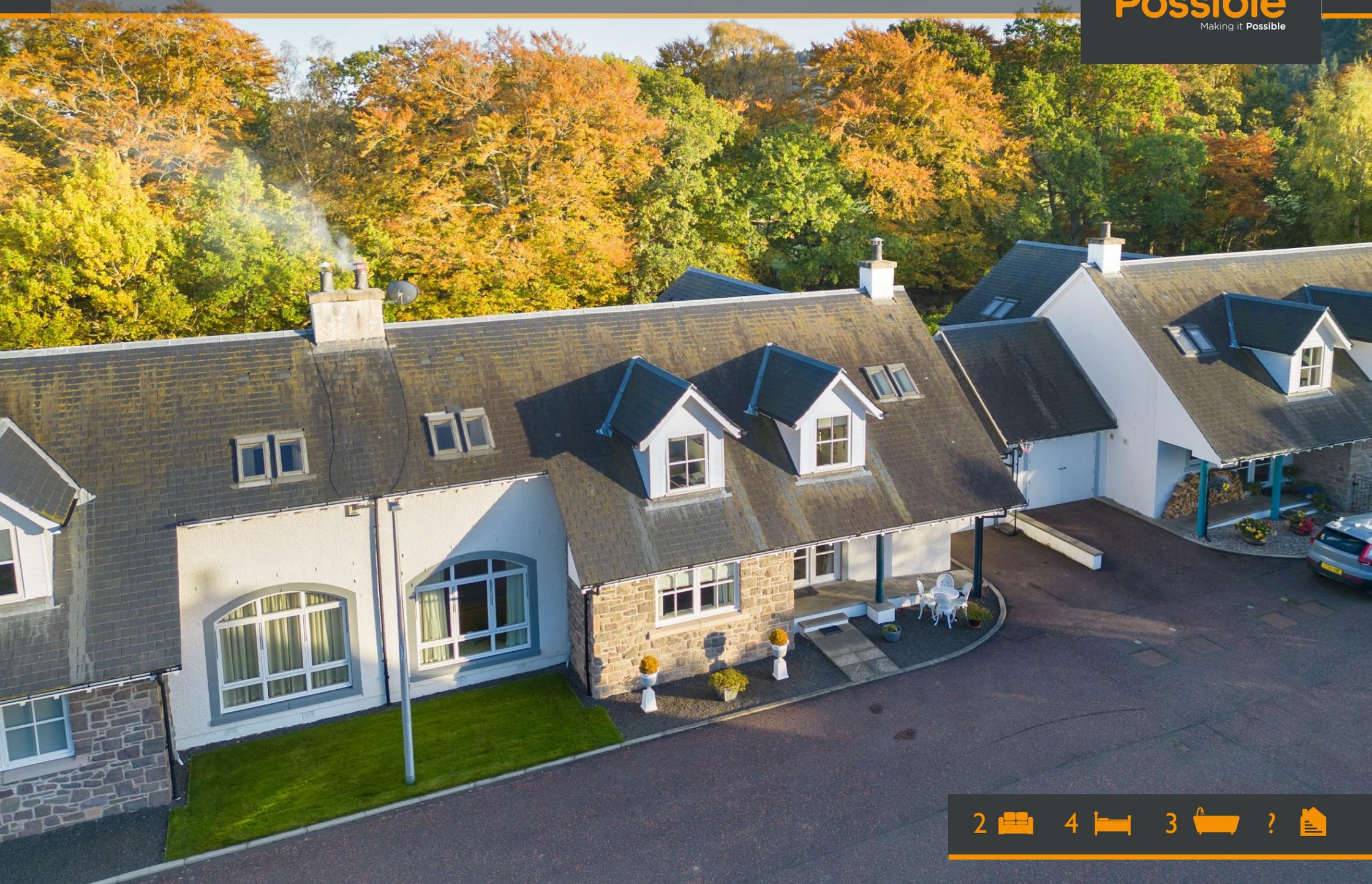


3 Strathallan Bank Forgendenny, Perthshire, PH2 9FE





3 Strathallan Bank Forgandenny, Perthshire, PH2 9FE

- Superb Architect-designed Home
- 4 spacious bedrooms and 2 reception rooms
- 3 modern bathrooms for added convenience
- Bright, versatile, and well-finished interiors
- Private, low-maintenance rear garden
- Parking space for 3 vehicles
- Ample storage throughout the home
- Immaculately maintained, move-in ready
- Oil Central Heating and Double Glazing
- Peaceful setting with easy access to amenities

Welcome to this stunning, James Denholm-designed semi-detached home, situated in the prestigious Strathallan Bank close to Forgandenny in beautiful Perthshire. Boasting 4 spacious bedrooms, 3 modern bathrooms, and 2 elegant reception rooms, this home provides an ideal blend of comfort, luxury, and practicality for modern family living.

As you step inside, you'll be greeted by a beautifully maintained interior that exudes warmth and sophistication. Bathed in natural light, the versatile living spaces are perfect for both hosting guests and enjoying quiet family moments. High-quality finishes throughout add a touch of elegance to every room. One of the standout features of this property is the peaceful, low-maintenance rear garden—completely private and designed for year-round enjoyment. Whether you're looking to relax in tranquility, entertain outdoors, or create a safe play area for children, this garden offers endless possibilities. Convenient parking for multiple vehicles ensures practicality is never compromised. Additionally, this home offers ample storage solutions to keep your living spaces clutter-free, while the multiple bathrooms enhance the ease and comfort of daily life. Situated in a desirable and peaceful location, this home is a rare find—providing privacy, convenience, and luxurious living.





3 Strathallen Bank Forgardenny







3 Strathallan Bank Forgandenny



3 Strathallan Bank Forgardenny



LOCATION

Forgardenny is a quaint and picturesque village in the heart of Perthshire, Scotland, known for its serene rural charm and strong sense of community. Surrounded by lush countryside, this village offers a peaceful escape while still being conveniently close to the city of Perth, just a 15-minute drive away. Forgardenny features a historic church, a well-regarded primary school, and easy access to the M90 motorway, connecting residents to Edinburgh, Dundee, and beyond. The nearby railway stations in Perth (7 miles) and at Gleneagles (13 miles) provide excellent travel links, making Forgardenny an ideal location for those seeking a tranquil yet well-connected village lifestyle. . Excellent local private schools include nearby Strathallan (just ½ a mile away) Craigclowan, and Morrison's Academy.



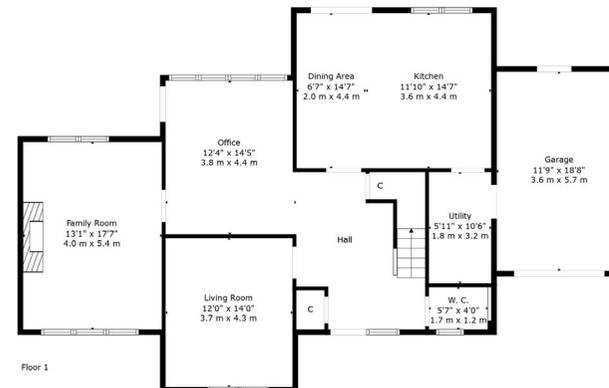
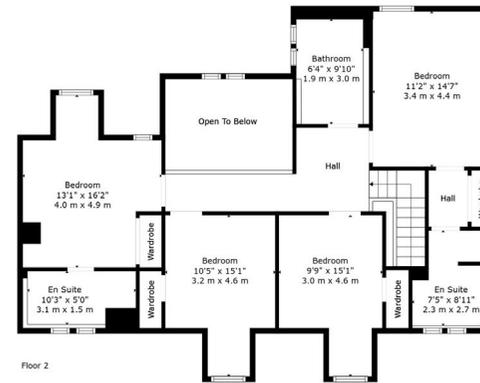


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IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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



TOTAL: 2162 sq. ft, 201 m2
 FLOOR 1: 1137 sq. ft, 106 m2, FLOOR 2: 1025 sq. ft, 95 m2
 EXCLUDED AREAS: GARAGE: 220 sq. ft, 20 m2, "": 103 sq. ft, 10 m2



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