52 Orchard Way, Inchture, PH14 9QB
Offers over £295,000

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52 Orchard Way
# Inchture, PH14 9QB

Offers over £295,000

- Spacious detached family home
- Modern kitchen with open plan dining area
- Gas central heating & double glazing
- Family bathroom plus downstairs WC
- Garage and driveway parking

- Bright and airy living room
- Separate dining/ play room
- Four bedrooms, master with en-suite
- Utility room for convenience
- Enclosed rear garden with patio and lawn

52 Orchard Way presents a fantastic opportunity to purchase a spacious and well-presented family home within the sought-after village of Inchture. This detached property offers flexible accommodation across two levels, thoughtfully designed for modern family living.

The ground floor welcomes you with a generous living room, filled with natural light from front and rear windows, creating a bright and inviting space for relaxing or entertaining. A separate dining room provides an ideal setting for family meals or for use as a play room, while the modern kitchen with integrated storage and open plan connection to the dining space is perfect for everyday living. Completing the ground floor is a practical utility room, and a downstairs WC. Upstairs, the home boasts four bedrooms, including a principal bedroom with en-suite shower room and fitted storage. Three further bedrooms and a well-appointed family bathroom provide ample space for a growing family. Externally, the rear garden is fully enclosed and designed for both relaxation and play, with a level lawn and a sun-trap patio area ideal for summer gatherings. The front of the property benefits from a monobloc driveway offering off-street parking for multiple vehicles and access to the garage. This is a wonderful family home combining space, style, and practicality in a friendly community setting.
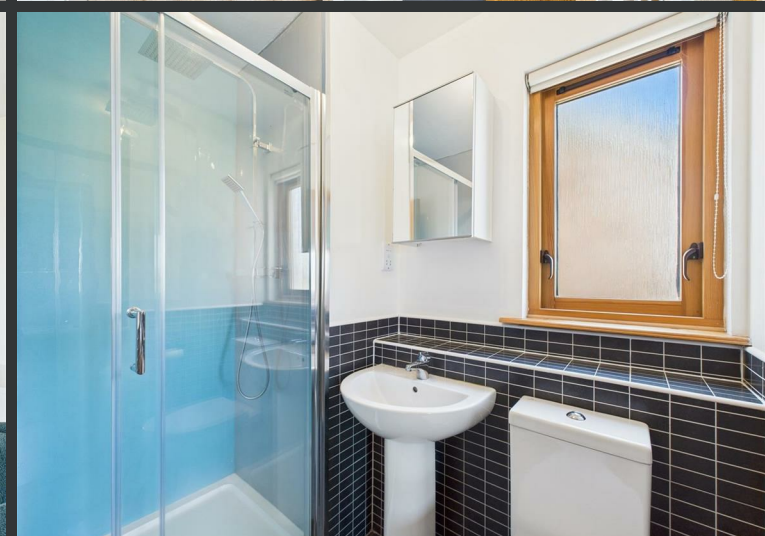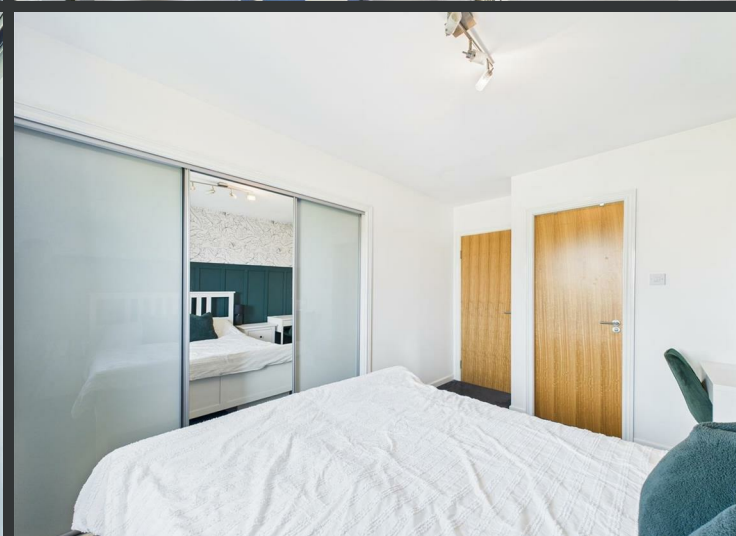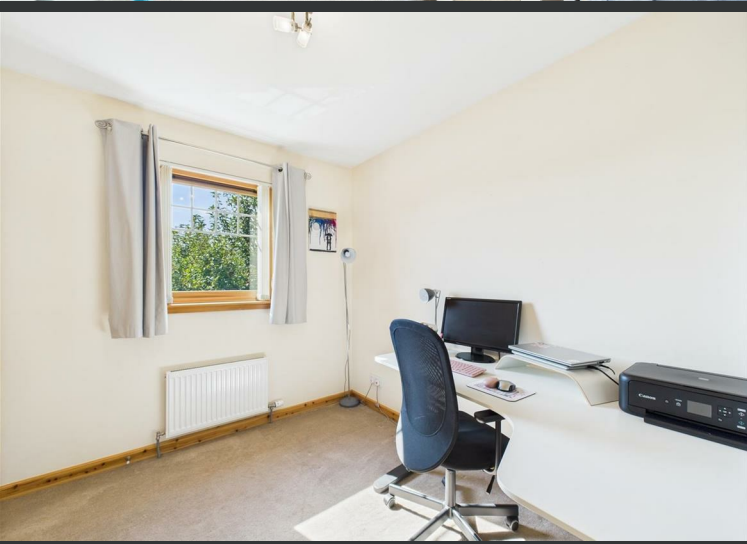
Location

Inchture is a highly desirable village located between Perth and Dundee, making it ideal for commuters. The village offers a range of local amenities including a primary school, shop, post office, and village hall, while secondary schooling is available nearby. Residents enjoy excellent transport links, with the A90 providing quick access to both Perth and Dundee, and regular bus services connecting surrounding towns. The area is surrounded by scenic countryside, offering plenty of walking and cycling routes, while the River Tay and Sidlaw Hills provide further outdoor opportunities. Inchture combines rural charm with modern convenience, perfect for family living.

Ground floor

Living Room
18'0" x 13'10"
5.49 x 4.23 m

Play Room
10'7" x 11'0"
3.25 x 3.37 m

Hallway
18'3" x 3'7"
5.58 x 1.11 m

Kitchen
10'8" x 9'9"
3.26 x 2.98 m

WC
6'3" x 3'2"
1.91 x 0.99 m

Utility Room
5'5" x 8'6"
1.66 x 2.62 m

Garage
17'10" x 9'5"
5.45 x 2.88 m

Dining Room
9'9" x 8'7"
2.99 x 2.63 m

Ground floor

Floor 1

Bathroom
6'9" x 4'11"
2.07 x 1.51 m

Bedroom
7'7" x 9'1"
2.33 x 2.78 m

Bedroom
11'10" x 9'2"
3.62 x 2.81 m

Landing
3'0" x 15'3"
0.94 x 4.67 m

Bedroom/Office
11'6" x 8'4"
3.52 x 2.54 m

Bedroom
7'1" x 9'9"
2.16 x 2.98 m
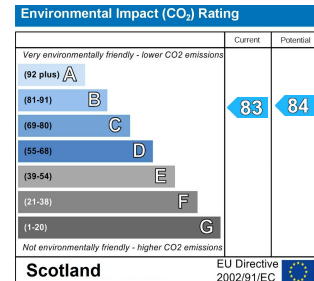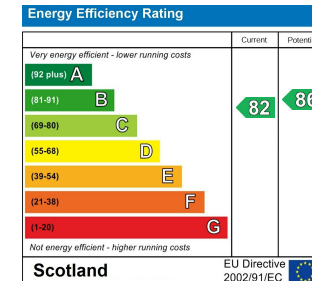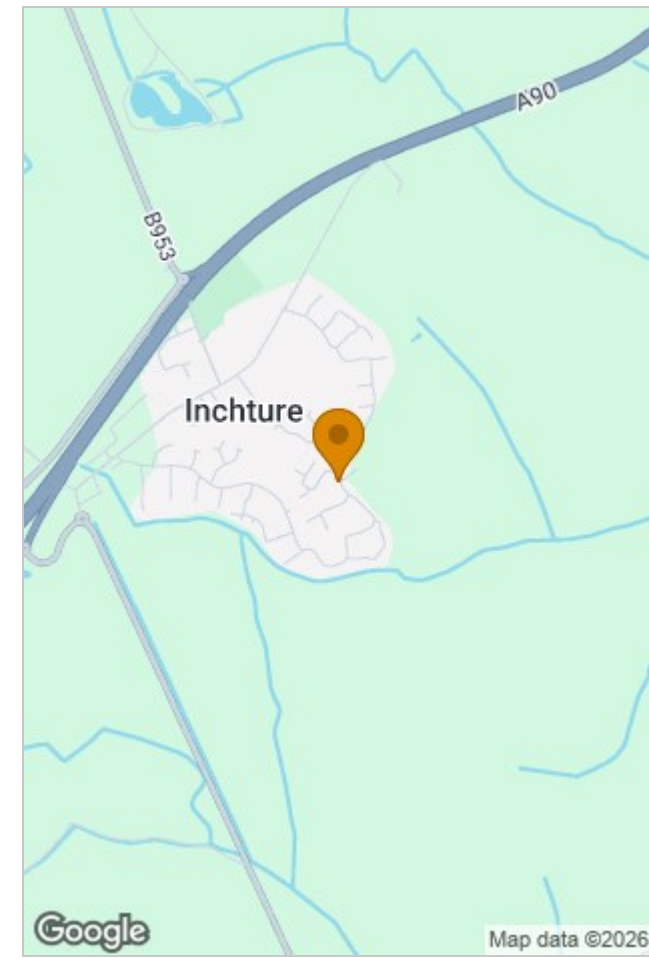
Bathroom
6'9" x 5'8"
2.06 x 1.73 m

Floor 1

Approximate total area(1)
1460 ft²
135.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Map data ©2026

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	82	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Scotland — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	83	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 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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