



Miller Hendry
SOLICITORS AND ESTATE AGENTS



Findlaw Cottage St David's, Madderty,
PH7 3PW

- DETACHED VILLA
- LOUNGE/KITCHEN/DINING ROOM
- UTILITY ROOM
- FOUR BEDROOMS, MASTER E/S
- BATHROOM, SHOWER ROOM
- DG, OCH, MULTI FUEL STOVE
- DRIVEWAY, GARAGE, GARDENS
- 3/4 ACRE PLOT



Offers Over £575,000

www.millerhendry.co.uk

01738 630222

Findlaw Cottage St David's, Madderty, PH7 3PW



Miller Hendry are delighted to bring to the market this stunning Detached Villa located in the very desirable semi rural village of St David's. Built in 2013, Findlaw Cottage has been designed and finished to very high standards with oak flooring, doors and joinery throughout.

Entrance through the main front door leads into the Vestibule and then through to the very welcoming Hallway. To the right is the dual aspect Lounge with multi fuel stove and this in turn is open to the Kitchen and Dining Room at the rear of the property. The Kitchen is fitted with a comprehensive range of units with oak worktops and integrated appliances to include a ceramic hob, double oven and grill, dishwasher and fridge. The Utility Room is fitted with further storage, a sink and space for free standing appliances and there is a door leading through to the garage. Also on the ground floor is the family Bathroom with white suite comprising a WC, wash hand basin, heated towel rail and bath with integrated shower over and the fourth Bedroom with built in wardrobes. On the upper level is the Master Bedroom with a fabulous walk in wardrobe and En Suite comprising a quadrant shower enclosure with integrated shower, WC, wash hand basin and heated towel rail. Bedroom Two and Three are also good sizes and Bedroom two benefits from fitted wardrobes and there is a concealed entrance to the loft/storage area which is fully floored and insulated between the loft and garage. Findlaw Cottage sits on a large plot of approximately 3/4 of an acre with extensive garden grounds. The driveway offers parking for several vehicles and there is a remote controlled garage. The garden is beautifully maintained with lawns, raised beds, a greenhouse and plenty of planted shrubs and fruit trees. St David's is a small village with a primary school and church in nearby Madderty. Further facilities can be found in Crieff or Perth.

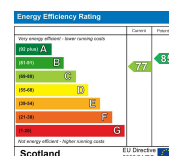
This is a stunning property in an idyllic location, viewing is a must.



Vestibule	5'10" x 6'10" (1.78m x 2.08m)
Hallway	7'3" x 15'6" (2.21m x 4.72m)
Lounge	14'8" x 16'2" (4.47m x 4.93m)
Kitchen/Dining Room	10'11" x 26'11" (3.33m x 8.20m)
Utility Room	5'11" x 8'7" (1.80m x 2.62m)
Bedroom Four - GF	10'2" x 12'6" (3.10m x 3.81m)
Bathroom - GF	6'7" x 9'4" (2.01m x 2.84m)
Landing	5'9" x 13'1" (1.75m x 3.99m)
Master Bedroom	11'11" x 12'11" (3.63m x 3.94m)
En Suite	6'10" x 7'8" (2.08m x 2.34m)
Bedroom Two	9'5" x 12'7" (2.87m x 3.84m)
Bedroom Three	8'9" x 12'7" (2.67m x 3.84m)
Shower Room	6'1" x 8' (1.85m x 2.44m)



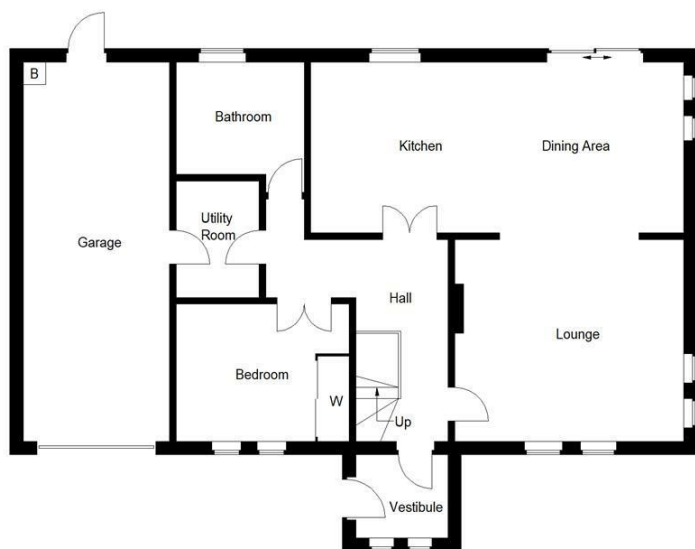
www.millerhendry.co.uk



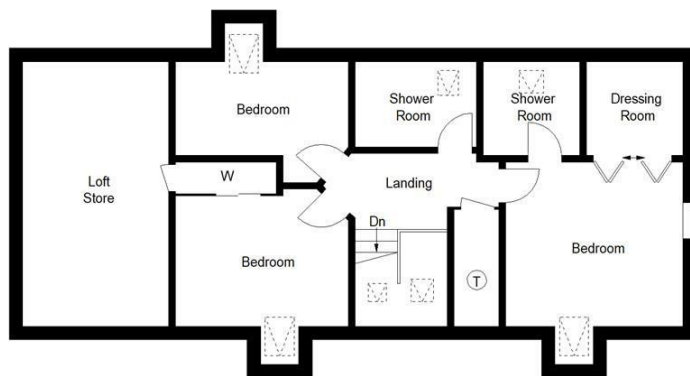
Findlaw Cottage St David's, Madderty, PH7 3PW



Findlaw Cottage St David's, Madderty, PH7 3PW



Ground Floor



First Floor





Findlaw Cottage St David's, Madderty, PH7 3PW



INCLUDED IN SALE: Integrated appliances as specified.
Greenhouse.

VIEWING: Contact our Perth Property Department on
01738 630222.

HOME REPORT VALUE: £575,000

COUNCIL TAX: Band F



www.millerhendryestateagents.co.uk

First and foremost - **your interests**



10 Blackfriars Street PH1 5NS

E: Perthproperty@millerhendry.co.uk T: 01738630222



Disclaimer: Whilst these particulars are believed to be correct and are given in good faith they are not warranted, and any interested parties must satisfy themselves by inspection, or otherwise as to the correctness of each of them. These particulars do not constitute an offer of contract or part thereof, and dimensions are approximate.