



**Premier
Properties**
Perth



12 Strathallan Bank, Perth, PH2 9FE Offers Over £560,000



Upon entering, you are greeted by a welcoming entrance hall, leading to the family room with dining nook and bright lounge providing ample space for relaxation and entertaining. The modern dining kitchen offers ample storage, ideal for culinary enthusiasts. The ground floor is also complemented by a utility room and a convenient WC. The office/fifth bedroom completes the accommodation on this level.

The first floor is home to the principal bedroom, which features an ensuite bath/shower room & walk-in closet, ensuring privacy and comfort. A guest bedroom also benefits from an ensuite shower room, while two additional bedrooms share a well-appointed family bathroom.

Viewing is highly recommended to fully appreciate what this fantastic family home has to offer.

Set within a good-sized garden, the property features a lovely paved patio area, perfect for outdoor dining or enjoying the serene surroundings. The garden grounds extend to the front, sides, and rear of the home, providing ample space with a colourful array of shrubs and plants. There is also a single garage and driveway, offering the convenience of off-street parking for multiple vehicles.

Location: Forgandenny is a wonderful rural village south of Perth centred around the highly regarded Independent Strathallan School. The village is surrounded by picturesque countryside yet has immediate access to nearby towns and cities.

Forgandenny has a primary school and a Church originally of Norman origin and offers a bus service to Perth. Strathallan School, an independent boarding and day school for boys and girls aged 9–18, is located nearby in a 153 acre campus. Further private schooling in the area includes Craigclowan, Kilgraston, Dollar Academy, St Leonards, Morrison's Academy, Ardvreck and Glenalmond. Secondary public schooling is also available in Perth.

The nearby City of Perth has an excellent range of independent and national retailers, professional services and leisure facilities. Perth also boasts a concert hall, several art galleries and a racecourse.

Edinburgh can be reached in approximately 45 minutes via the M90 and Glasgow in approximately 1 hour via the A9, both with international airports. Mainline rail and bus connections can also be found in Perth.

- Four bedrooms
- Double glazing
- Oil heating
- Off street parking
- Large garden with patio
- Sought-after location
- Close to all local amenities



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		75	
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C		72	76
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	

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Total: 2613 sq. Ft. 242 m²
 Ground Floor: 1478 sq. Ft. 137 M², 1st Floor: 1135 sq. Ft. 105 m²
 Excluded Areas: Low Ceiling: 65 sq. Ft. 4 M², Open To Below: 73 sq. Ft. 7 M², Walls: 191 sq. Ft. 21 m²



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