



**Premier  
Properties**  
Perth



## 16 Strathallan Bank, Perth, PH2 9FE Offers Over £490,000



As you step inside, you are welcomed by a spacious hallway that leads to a bright and airy open-plan kitchen and dining area, ideal for family meals and entertaining guests. The property boasts two reception rooms, including a comfortable living room and a versatile family room, providing ample space for relaxation and social gatherings. Additionally, the ground floor includes a practical utility room and a convenient WC, enhancing the functionality of the home.

On the first floor, you will find the principal bedroom, which comes complete with an en suite shower room, offering a private retreat for the homeowners. Three further bedrooms are also located on this level, along with a well-appointed family bathroom, ensuring that everyone has their own space.

Outside, the property benefits from off-street parking for several vehicles, courtesy of the driveway that leads to a single garage. The garden grounds are thoughtfully designed, featuring areas to the front, side, and rear of the house. The rear garden is particularly appealing, being private and fully enclosed, with a lovely lawn area perfect for outdoor activities or simply enjoying the fresh air.

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, Ardreck 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.

For outdoor enthusiasts cycling, hill walking and equestrian sports are locally available, as well as local golf courses in nearby Dunning, Perth and Gleneagles. As well as its excellent golf courses, the internationally renowned Gleneagles Hotel offers spa, gym, swimming and several outdoor activities and fine dining.

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.

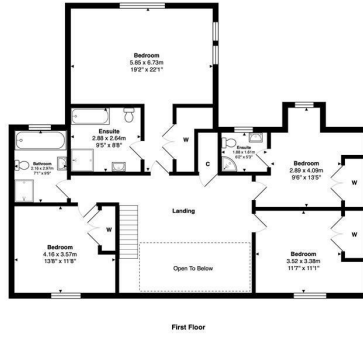
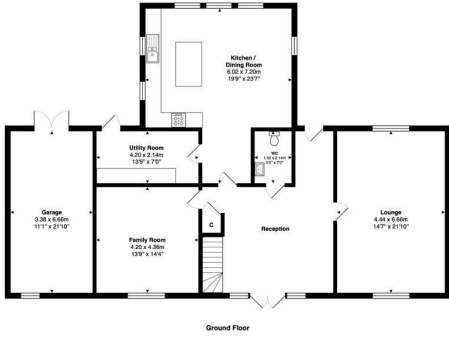
- 4/5 double bedrooms
- 2 reception rooms
- Open-plan kitchen/dining
- En suite in principal bedroom
- Private, enclosed rear garden
- Off-street parking & garage
- Charming village location
- Double glazing throughout
- Viewing highly recommended



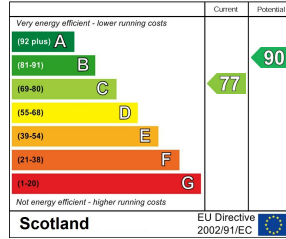
16 Strathallan Bank, Ardrargie, Forgardenny, PH2 9FE

Total Area: 276.3 m<sup>2</sup> ... 2974 ft<sup>2</sup>

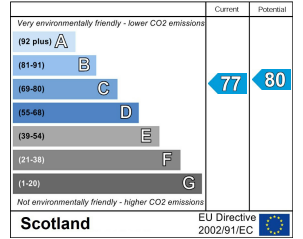
All measurements are approximate and for display purposes only.



Energy Efficiency Rating



Environmental Impact (CO<sub>2</sub>) Rating



Scotland EU Directive 2002/91/EC

Scotland EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.