



2 Munro Avenue, Perth, PH1 1TE

Offers Over £445,000



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The Mill development is ideal for families who want plenty of open space but close to the A9 road network, and for children there are school busses to Madderty Village Primary School and Crieff High School that safely collect pupils from within the estate. Connections to mains water, roads adopted by Perth & Kinross council and fibre broadband of up to 1,600mbps, coupled with an energy efficient home, makes this a slice of the country without all the associated inconvenience. Tesco supermarket is under 10 minutes away and the towns of Perth & Crieff reachable in 15 minutes. The A9 only 5 minutes away gives access to Stirling within 30 minutes and the main central belt cities of Edinburgh & Glasgow are both within an hour's drive, making this a convenient location for commuters. Gloagburn Farm Shop, and the golf course and spa at the award-winning Gleneagles resort, are also close by, and independent schooling at Morrisons, Strathallan, Glenalmond, among others are easily reached.

The home enjoys three levels of expansive floorspace providing an excellent mix of 6 bedrooms, living space and 4-bathroom facilities (3 en-suite), plus downstairs WC.

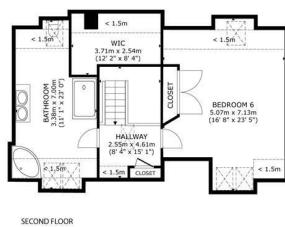
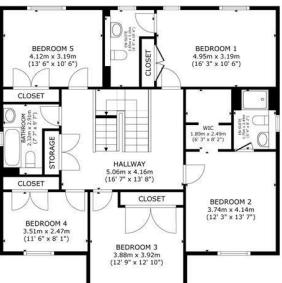
Approaching the property, smart controlled external soffit lighting all around gives an imposing first impression. Entering via the recently replaced Sidey composite double doors, the impressive hallway provides access to all main rooms on the lower level, plus the staircase to the middle and upper levels. A stunning bespoke solid lightwood ash staircase, timber doors, luxury vinyl flooring and fresh décor throughout catch the eye.

Double glass doors lead into the front lounge featuring a large window which floods the room with natural light and is presented to a beautiful standard. A Burley log burning stove creates a lovely focal point. To the rear of the lounge, double doors lead through to the dining room large enough to seat 12 with French doors to the gardens. A third public room is currently set up as a well-appointed office, but it could equally be utilised as a snug, family room, playroom, or even a 7th bedroom. A real sociable aspect of the home is unquestionably the very recently replaced hand-built oak kitchen with bespoke carpentry, granite worktops and dresser unit. This provides great space, featuring a wide range of storage provision, integrated quality brand appliances, Quooker boiling water tap (with filtered and sparkling water provision), access to the utility room and access to the garden to the rear via another set of French doors. An additional benefit of the home on the lower level is a handy W/C located in the hallway. The utility room houses the laundry appliances and large walk-in cupboard also containing the central heating boiler.

Stairs initially lead to the original five double bedrooms on the first floor, plus family bathroom and two ensuite facilities. The larger two bedrooms on this floor are served by ensuite facilities, with dressing room off one of these. The family bathroom offers further bath with shower-over option. Moving on to the upper floor conversion you are met with a large storage cupboard plus luxurious principal bedroom and bathroom suite, both of which have dual aspect views of the surrounding area. The bedroom features an air-to-air heat pump offering year-round comfort (air conditioning in warm months and heating when cooler), in-ceiling Emphasys speakers, walk-in wardrobe and dual aspect Velux windows to take in the rural surroundings. The adjoining bathroom with twin basins, full digital app-controlled bath and walk-in shower, plus in-ceiling Emphasys speakers completes the high level of luxury and comfort.

Warmth is provided by metered LPG gas central heating (paid monthly and serviced by shared gas tanks secluded at edge of the development) and the windows

- 6 Bedrooms
- 2 En Suite Shower Rooms
- Beautifully Styled
- Double Glazing
- Driveway
- Front & Rear Gardens
- Log Burning Stove
- LPG Central Heating
- Move In Condition
- Solar Panels



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GROSS INTERNAL AREA
 FLOOR 1 110.9 m² (1,194 sq.ft.) FLOOR 2 119.1 m² (1,282 sq.ft.) FLOOR 3 59.3 m² (638 sq.ft.)
 EXCLUDED AREAS : VESTIBULE 1.7 m² (18 sq.ft.) REDUCED HEADROOM 13.2 m² (143 sq.ft.)
 TOTAL : 289.3 m² (3,114 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating	
Very energy efficient - lower running costs	
(F2 plus) A	
(B1-B1) B	
(B9-B0) C	
(S5-S4) D	
(S9-S4) E	
(Z1-Z8) F	
(T1-T0) G	
Not energy efficient - higher running costs	
Scotland EU Directive 2002/91/EC	

Environmental Impact (CO ₂ Rating)	
Very environmentally friendly - lower CO ₂ emissions	
(S2 plus) A	
(B1-B1) B	
(B9-B0) C	
(S5-S4) D	
(S9-S4) E	
(Z1-Z8) F	
(T1-T0) G	
Not environmentally friendly - higher CO ₂ emissions	
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 firms employment has the authority to make or give any representation or warranty in respect of the property.

45 King Street, Perth, PH2 8JB

T. 01738 44 22 55 | E. sales@premierpropertiesperth.co.uk

www.premierpropertiesperth.co.uk