



The Orchard Easter Ballindean, Inchtured

A charming family home, sitting in an elevated position with beautiful views, with large paddock.

A splendid detached home set in a secluded, rural position with stunning and far-reaching views across the surrounding Carse of Gowrie. The property features light, airy and attractive accommodation, much of which benefits from the impressive views, including three comfortable reception rooms and three well-presented double bedrooms and bedroom 4.



3 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



DOUBLE GARAGE



4 ACRES



FREEHOLD



RURAL



2,623 SQ FT



OFFERS OVER £575,000



The property

The Orchard is a charming house with a wealth of elegant, attractive accommodation, set in a peaceful position between Dundee and Perth, and within easy reach of the stunning Tay Firth and its surrounding countryside. The three reception rooms include the generous, split-level sitting room with its upper area, which is ideal as a music area or study, and its lower seating area with its open fireplace and dual aspect, including French doors opening onto the garden. There is also a study for private home working, which has double doors opening to the sunny conservatory, with its south-facing aspect, panoramic windows, French doors to the garden and breathtaking views. The well-equipped kitchen is fitted with farmhouse-style units, terracotta floor tiles and an Aga, and has space for a family dining table, while the utility room and pantry both provide additional storage space.

Two well-presented double bedrooms are located on the ground level, including the principal bedroom, which benefits from the south-facing views, and includes its own dressing room with extensive built-in

storage. It benefits from Jack and Jill access to the family bathroom, which has a bathtub, plus a separate shower unit. The ground floor also has a shower room, with the third bedroom situated on the first floor, with its en suite shower room. The first floor also has a single bedroom/4 and a loft, which could be converted to provide an additional double bedroom if required subject to the necessary consent.

There are 12 PV panels on the roof and one solar panel and the heating is via biomass.

Outside

The property is located towards the end of a private drive which serves several properties in the hamlet. There is parking space on the gravel driveway in front and to the side of the house for several vehicles, as well as access to the detached garage for further parking or storage and workshop space. The garage benefits from an electric car charger point. The garden has many flowering shrubs and the 3.5 acre paddock is south facing.



Location

The Orchard is set in a peaceful and secluded rural setting, two miles from the village of Inchtute and 10 miles from the bustling port city of Dundee. There is beautiful surrounding countryside, with the River Tay estuary and the stunning east coastline both within easy reach. Inchtute provides various everyday amenities, including a parish church and a primary school and Spar shop, while nearby Longforgan has a local shop. Dundee is within easy reach, providing a wealth of further facilities including high street shops, large supermarkets, restaurants, cafés and leisure facilities, as well as a choice of schooling. The area is connected by the A90, which provides routes towards Perth and onwards up the coast towards Aberdeen, while Dundee's mainline station provides services towards Edinburgh and Glasgow.



Distances

- Inchtute 2 miles
- Scone 9 miles
- Perth 14 miles
- Dundee 10 miles
- Blairgowrie 15 miles

Nearby Stations

- Dundee 10 miles
- Perth 14 miles

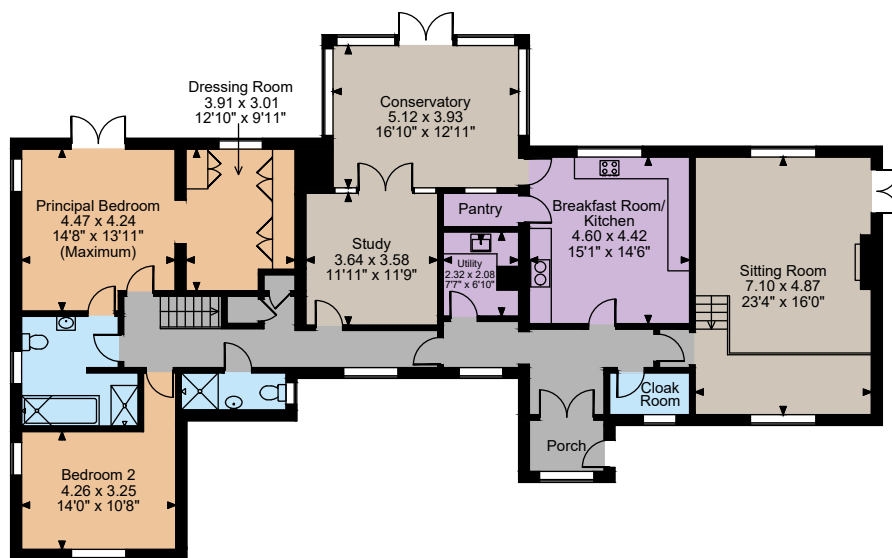
Key Locations

- Meigle Sculptured Stone Museum
- Drumkilbo House
- Belmont Castle
- Glamis Castle
- Scone Palace
- The Black Watch Castle & Museum
- Scottish Wildlife Trust – Loch of the Lowes
- V&A Dundee

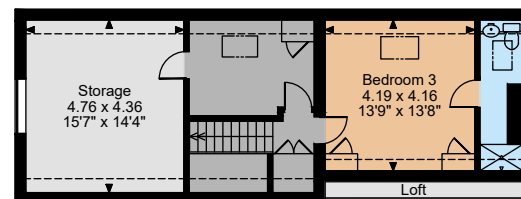
Nearby Schools

- Inchtute Primary School
- Public secondary schools in Perth & Dundee
- Dundee High School
- Craigclowan Preparatory School
- Glenalmond College
- Strathallan School
- Morrison's Academy
- Ardvreck School

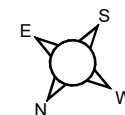
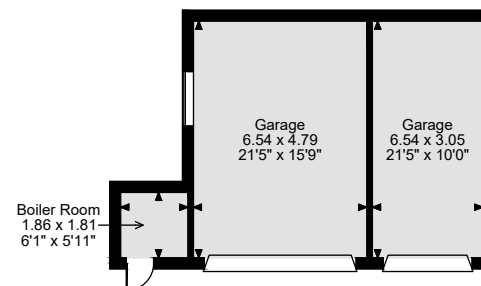




Ground Floor



First Floor



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Floorplans

Main House internal area 2,623 sq ft (244 sq m)

Garages internal area 562 sq ft (52 sq m)

Boiler Room internal area 36 sq ft (3 sq m)

Total internal area 3,221 sq ft (299 sq m)

For identification purposes only.

Directions

Post Code: PH14 9QS

what3words: ///stay.upstairs.viewer

General

Local Authority: Perth & Kinross Council

Services: Electricity - mains, Water - mains, Heating - Biomass, Drainage - private

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: Band D

Fixtures and Fittings: May be available by separate negotiation.

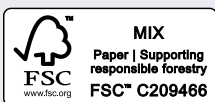
Right of Access: The Orchard benefits from a Right of Access over the private drive.

Perth

5 St John Street, Perth, PH1 5SP

01738 567892

perth@struttandparker.com
struttandparker.com



@struttandparker

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