

Glendale, Burrelton
Perthshire



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A charming detached village property with a mature private garden in a prime residential position.

Glendale is a well-proportioned and light-filled family home offering a range of flexible accommodation arranged over two light-filled floors.

The bright bay reception hall offers a welcoming entrance into the home, with a turned stairway to the first-floor level and an adjacent fitted store cupboard. This flows into a central hallway with an additional cabinet and a door to the attractive multi-aspect sitting room, with its feature corner fireplace with timber mantle and log-burning stove. Adjacent is the kitchen/breakfast room, with a range of wall and base cabinetry, worksurfaces and appliances and ample space for dining. A step flows down into the useful laundry room opening to the carport and terrace. Further are two well-sized bedrooms, one with a rear garden aspect and another with a full wall of built-in wardrobes. The rooms are well served by the modern shower room.

The first-floor landing has a large built-in store cupboard and a sliding door flowing onto the central family bathroom with its d-shaped bathtub. Two peaceful bedrooms with fitted eaves cupboards complete the accommodation.

The property is approached via a five-bar gate onto a gravelled driveway, which leads to the covered carport beside the home. The garden is largely laid to lush level lawn and surrounded by a wealth of established trees, shrubs and hedge lines, with south-facing sun terraces, seating areas, a pergola walkway adorned with apples, colourful decorative planting and a mature kitchen garden with raised beds. The rear lawned garden backs onto the adjoining farm fields and features a variety of sheds and a large greenhouse.



Location
The property is located on the picturesque rural fringes of Burrelton village, with its shop, Post Office, butcher and village hall. Nearby Coupar Angus provides additional amenities, including a health centre, supermarket and petrol station. Perth and Dundee both offer more comprehensive range of, shops, services, cultural, educational and recreational facilities, including a busy mainline railway station at Perth. The M90 provides convenient road links to Edinburgh Airport and further afield.

General
Local Authority: Perth Council
Services: Heating - mains gas, electricity – mains, Water – mains, Drainage – mains.

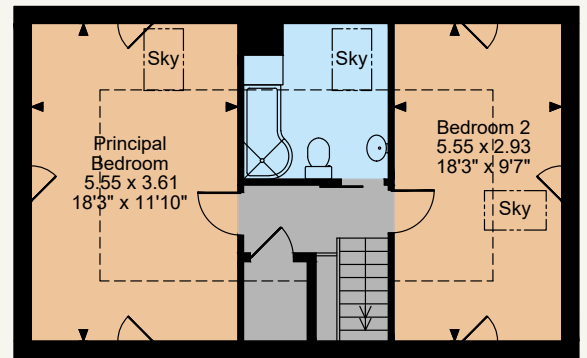
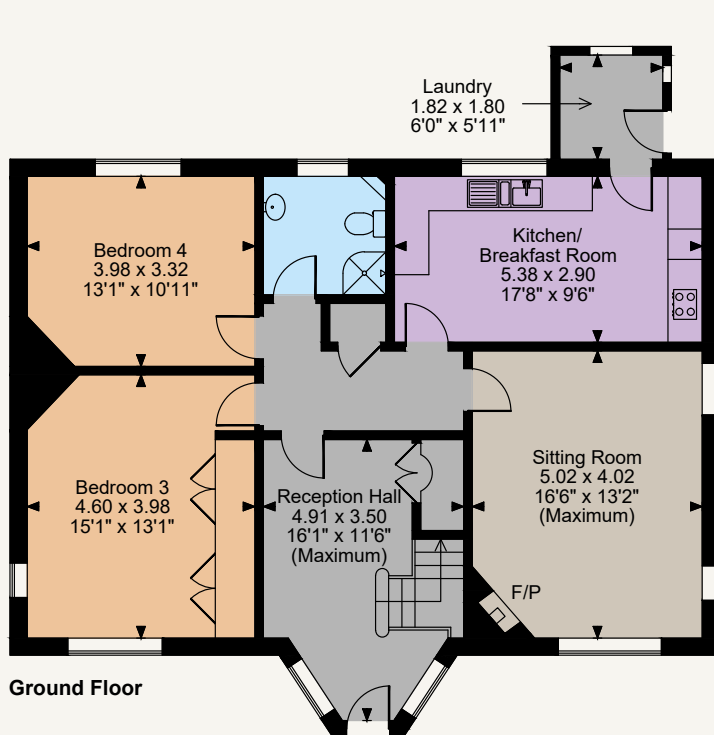
Council Tax: Band E
EPC Rating: D

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

1,346 sq ft (125 sq m)
1 reception room | 4 bedrooms
2 bathrooms
Beautiful garden
Covered carport
Freehold | Town

Offers over £325,000





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

--- Denotes restricted head height

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