

7 Glencarse Home Farm Steadings

Glencarse, Perth, PH2 7LF

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Introduction

No. 7 forms part of an exclusive steading development of eleven properties.

Converted in 2004, the development successfully combines traditional architectural character, including stone walls and a slate roof, with the comforts and conveniences of modern living.

The property has remained in the same ownership since its conversion and has been thoughtfully upgraded over the years, with improvements including a new kitchen and utility room, updated en suite shower room, and some replacement windows.



A solid entrance door with glazed side panel opens into a welcoming vestibule, leading through a glazed door into the reception hall. To the left is a shower room, while directly ahead a generous double cupboard provides useful storage for coats and boots.

Leading off the hall is the dining area, with wall panelling to dado height and a glazed door opening onto the rear garden. The dining area flows seamlessly into the kitchen, which is fitted with an extensive range of base and wall-mounted units finished in a smart dark blue, complemented by marble worktops. The sink is positioned to overlook the garden, and integrated appliances include a fridge freezer, dishwasher, induction hob with extractor hood, and double oven.

Two steps rise to an inner hallway, which leads to the utility room fitted with cabinetry matching the kitchen. An internal door provides access to the garage.



From the dining area, three steps descend to the formal living room. A door to the right opens to a useful understairs cupboard. The living room is well proportioned, with two large windows and a door leading directly to the garden. A gas fired stove provides an attractive focal point within the room.

The upper floor has four double bedrooms, with the two front-facing rooms having Velux roof windows. The principal bedroom has two built-in wardrobes and an en suite shower room. A family bathroom completes the accommodation on this level.

There is an integral garage and parking for two vehicles.

The mature garden is private, enclosed with timber fencing and has paved areas, box hedging, potted shrubs, established trees and fruit trees. There is a timber shed and a gravelled seating area overlooking the surrounding countryside.







Location

The village of Glencarse caters for everyday needs, with a local newsagent and hotel, while the neighbouring village of St Madoes provides a general store.

Nearby Perth has an excellent range of shops, supermarkets, professional services and leisure facilities. The city is strategically positioned with motorway and dual carriageway connections to all major centres throughout Central Scotland. Perth railway station provides regular services north to Inverness and south to Dundee and London, while Dundee Airport operates direct flights to London Heathrow.

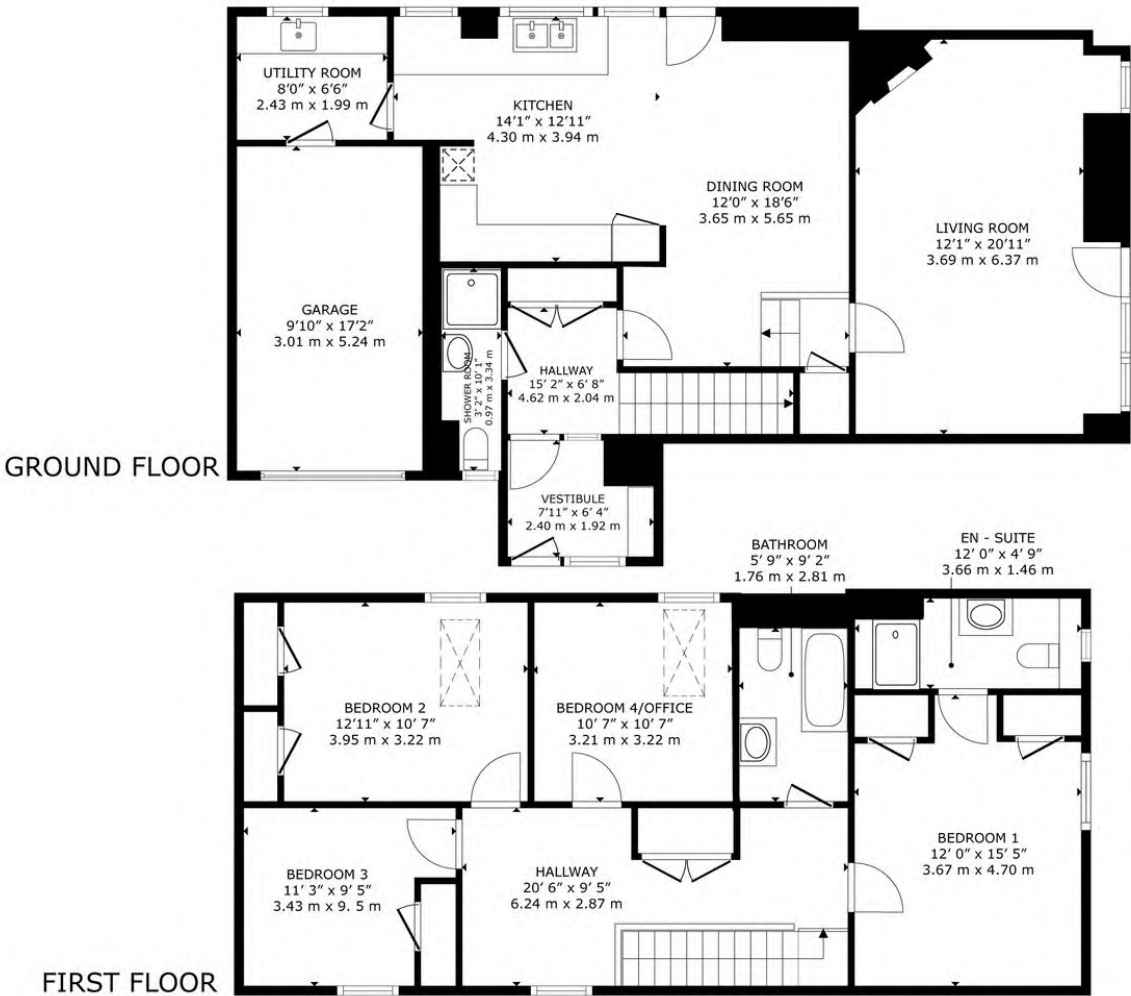
Recreational opportunities throughout Perthshire are exceptional. National Hunt racing takes place at nearby Scone Palace, and the area is well known for its quality golf courses, including Murrayshall and Rosemount at Blairgowrie. Perth is widely regarded as a gateway to the Highlands, with extensive opportunities for hillwalking, outdoor pursuits and skiing at both Glenshee and Aviemore.

Primary schooling is available at St Madoes, with four secondary schools located in Perth. The area is also well served by a number of highly regarded independent schools, including Craigclowan, Strathallan, Glenalmond College and Morrison's Academy in Crieff.



Plans

169 sqm (1,823 sqft)



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GROSS INTERNAL AREA
GROUND FLOOR: 86.1 m² (927 sq.ft.); FIRST FLOOR: 83.3 m² (896 sq.ft.)
EXCLUDED AREAS : GARAGE 15.7 m² (169 sq.ft.)
TOTAL : 169.4 m² (1,823 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Details

Local Authority

Perth & Kinross Council

Council Tax

Band = F

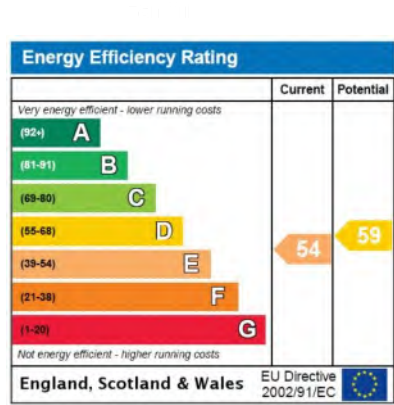
Tenure

Freehold

EPC

EPC Rating = E

7 Glencarse Home



Services & Additional Information

Directions

Leave Perth on the A90 heading towards Dundee. After approximately three miles, take the exit signposted for St Madoes and Errol. Proceed through the village of Glencarse, passing the Glencarse Hotel, before turning left onto the minor public road signposted for Balthayock.

After around one mile, take the second turning on the right onto the shared private road serving Glencarse Home Farm. Continue along the road with open fields on either side and, at the T-junction, turn left. Pass through the pend and No. 7 is situated immediately on the left-hand side.

For viewers using the 'what3words' app, the location is at [///cans.moved.commenced](#)

Services

Mains water and electricity, drainage via a communal treatment plant which has been adopted by Perth & Kinross Council, LPG central heating and full fibre broadband.

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Offers Over £370,000



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