

Trinity House

Glencarse, Perth, PH2 7NJ

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Introduction

A spacious detached four-bedroom bungalow set in about 1.2 acres of garden ground, paddock and with a range of useful outbuildings.

Trinity house is a detached bungalow which was constructed in 2004, with an internal floor area extending to 227 sqm (2,452 sqft) excluding the large double garage.

It is situated in a small rural hamlet on the edge of St Madoes village, about six miles east of Perth.



A glazed timber door with side screens opens into the reception hallway, where there are two storage cupboards. Straight ahead is the living room with a large window to one side and sliding doors providing access to the patio. A focal point of the room is an exposed brick wall housing a log burning stove on a slate hearth.

Panelled glazed French doors lead to the dining kitchen, which includes a sitting area and further sliding doors opening to the patio. The exposed brick wall detail continues throughout this room.

The kitchen is fitted with a range of timber-fronted base and wall units complemented by green marble worktops. A central island forms the main working area and incorporates a freestanding double-sized gas range-style cooker together with an inset sink and side drainer. Power sockets are fitted within the island. Integrated appliances include a fridge freezer and dishwasher. An inner hallway leads to a cloakroom, utility room and shower room.



The utility room is fitted with units matching those in the kitchen and provides plumbing and space for a washing machine, tumble dryer and additional appliances. The shower room includes a WC and wash basin. The hallway also provides access to a large internal double garage.

The substantial attic has been constructed with trusses that would readily facilitate conversion into additional accommodation, subject to the required consents. The double garage has electrically operated doors, together with power and lighting. The oil fired boiler is located here. In addition, as part of the rear of the building, are three useful stores comprising the oil tank, general store and tool shed.

The area extends to about 1.2 acres. The garden area is predominantly laid to lawn with scattered shrubs, established trees and fruit trees and the paddock area is fenced. Adjacent is a further area of ground containing a former paint shop (5.50m x 11.10m), a metal outbuilding (5.50m x 8.46m), and two timber sheds, formerly used for chicken and pheasant breeding (11.25m x 27.6m; and 6.25m x 18.9m respectively).







Location

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

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.

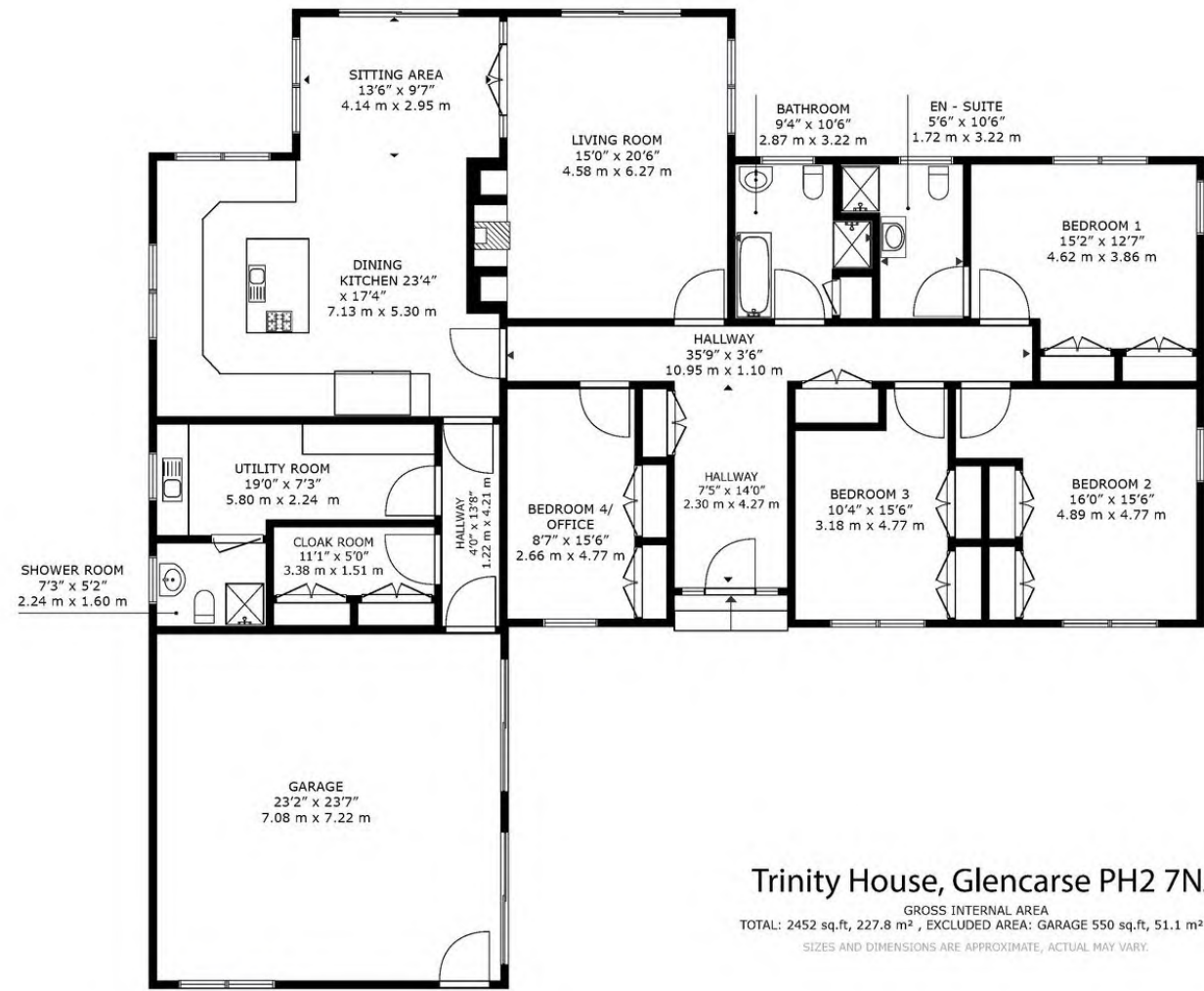
Recreational opportunities throughout Perthshire are exceptional. National Hunt racing takes place at nearby Scone Palace, and the area is well known for its quality golf courses, including Murrayshall and Rosemount at Blairgowrie. Perth is widely regarded as a gateway to the Highlands, with extensive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

227 sqm (2452 sqft)



Details

Local Authority

Perth & Kinross Council

Council Tax

Band = G

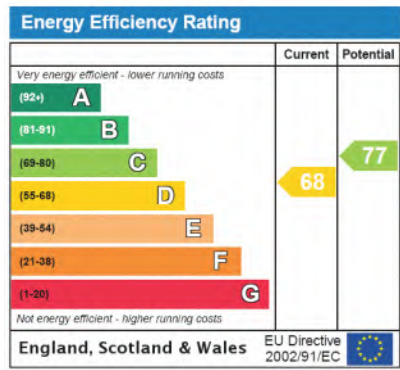
Tenure

Freehold

EPC

EPC Rating = D

Trinity House



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. At the top of the slip road turn right across the A90 and continue through the village of St Madoes. After about half a mile, having passed the 30mph signs, at the end of the stone wall on the right, take the next turn onto a farm track. Follow the track for about 0.26 of a mile and the gate to Trinity House is on the left.

For viewers using the 'what3words' app, the location is ///paraded.lawns.emeralds

Services

Mains electricity and water, oil fired central heating, triple glazing and drainage to a septic tank.

Fittings and Fixures:

The fitted flooring and integrated kitchen appliances are included in the sale.

Glencarse, Perth, PH2 7NJ

Offers Over £420,000



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