

2 Eden Crescent

GLENFARG, PERTHSHIRE, PH2 9FW



*STUNNING AND RECENTLY CONSTRUCTED
BUNGALOW WITH QUALITY FIXTURES AND FITTINGS*



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2 Eden Crescent offers spacious-sized living with great outdoor space, all wrapped up in a village location. Part Exchange may be available on this attractive bungalow offering three bedrooms, call us for details.

This bungalow sits on a large plot, well bounded with wooden fencing to the rear to create a desirable and enclosed garden. A large mono-bloc drive leads to the front door where the hall welcomes you into the main body of the home. The hall is floored with quality flooring and benefits from the addition of good storage. The lounge is elegant and spacious with a dual aspect, to make the most of the light and views over the garden to the front. This elegant public room includes a dining area.

The dining kitchen is spacious enough to incorporate a dining table but currently holds a breakfast bar, and includes an induction hob, double ovens, dishwasher, fridge Freezer. The kitchen is open to the utility room, which has a door to the garage for convenience.

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The Kitchen





The family bathroom is well appointed with a shower over the bath and contemporary modern fittings. All three bedrooms include fitted mirrored wardrobes and an elegant en-suite in the main bedroom.





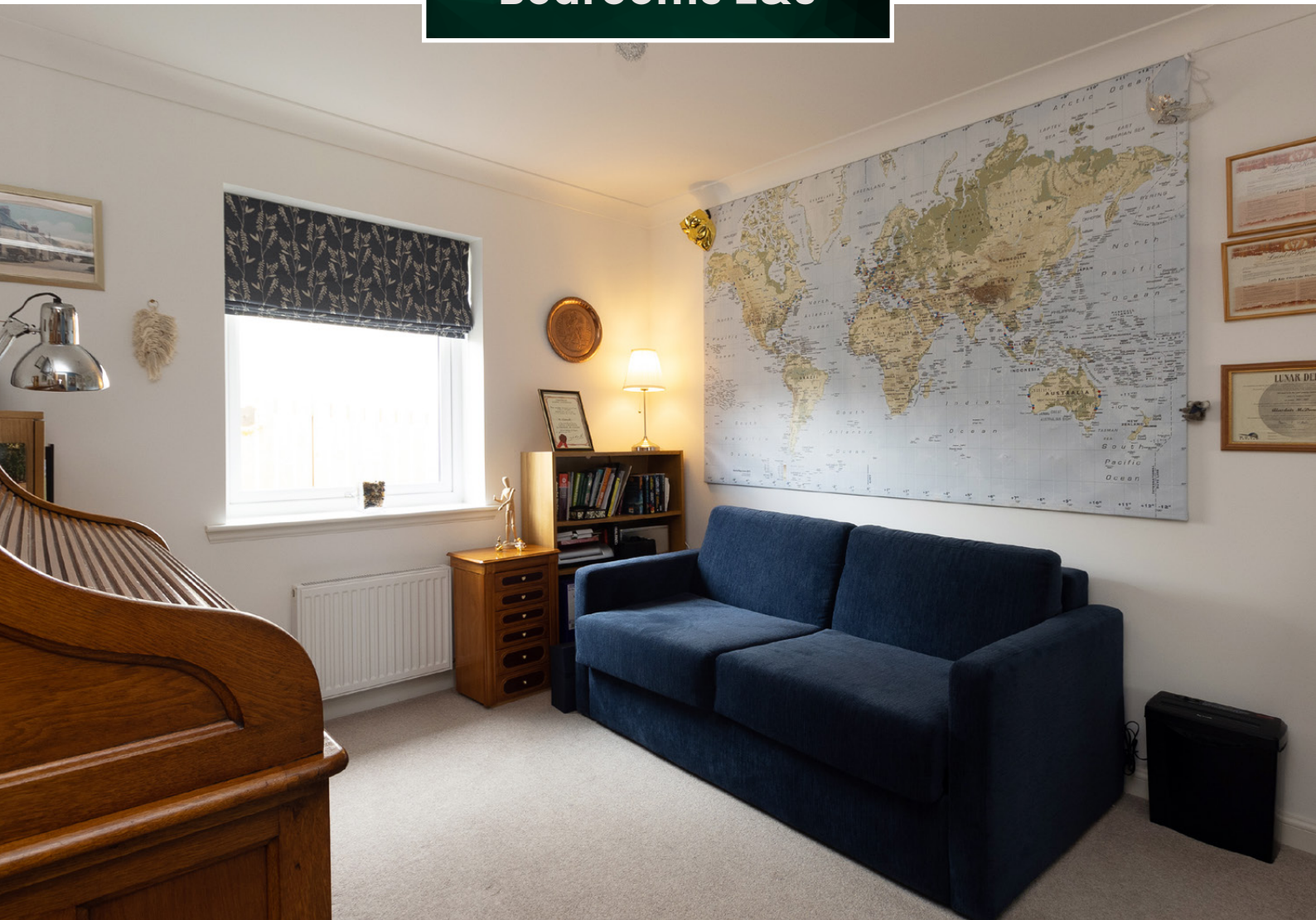
Bedroom 1

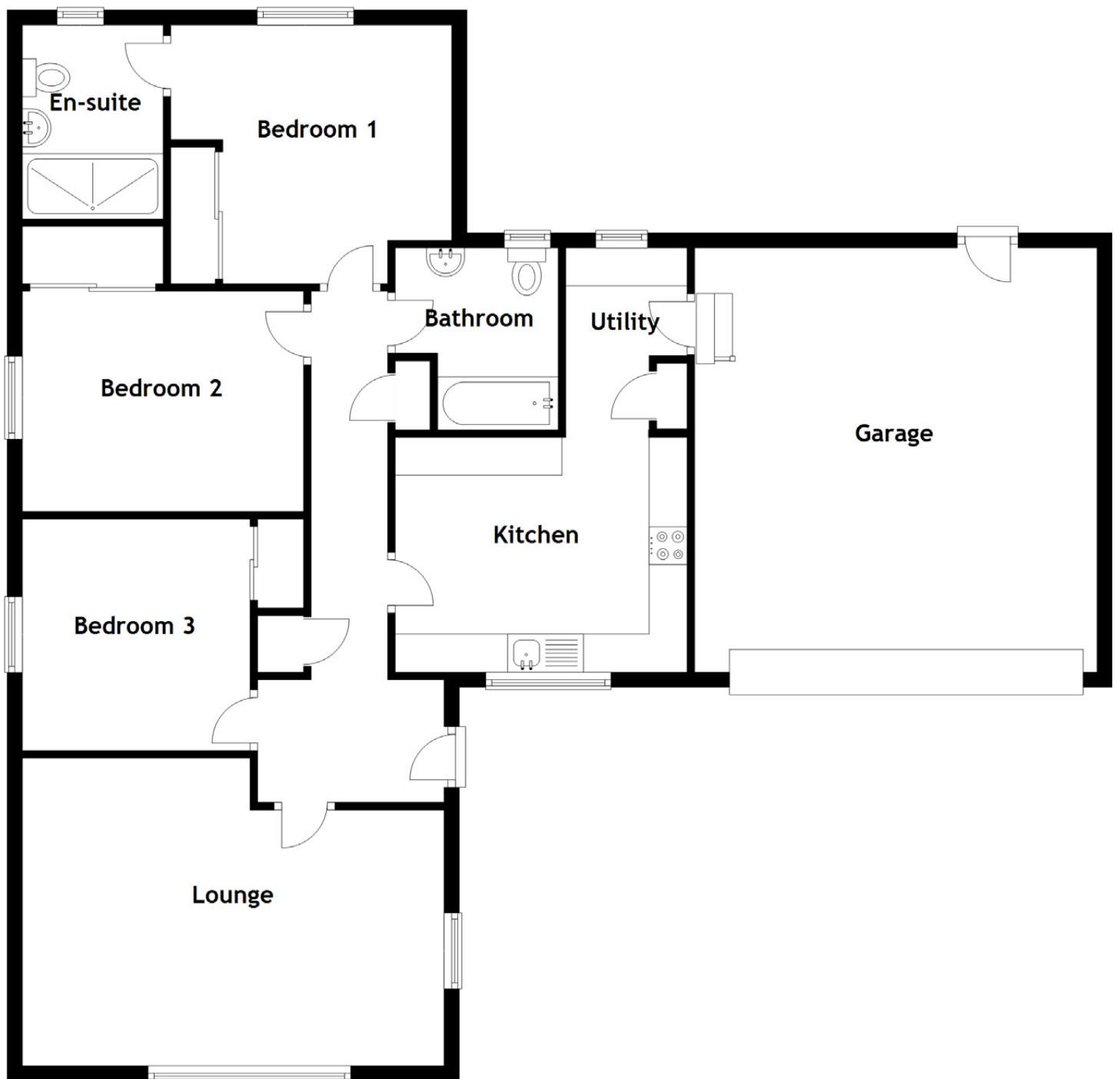






Bedrooms 2&3





Approximate Dimensions
(Taken from the widest point)

Lounge	5.55m (18'3") x 4.05m (13'3")	Utility	2.40m (7'10") x 1.60m (5'3")
Kitchen	3.84m (12'7") x 3.09m (10'2")	Garage	5.59m (18'4") x 5.30m (17'5")
Bedroom 1	3.70m (12'2") x 3.40m (11'2")	Gross internal floor area (m ²): 93m ²	
Bedroom 2	3.70m (12'2") x 2.90m (9'6")		
Bedroom 3	3.05m (10') x 3.00m (9'10")	EPC Rating: C	
Bathroom	2.40m (7'10") x 2.15m (7')	Extras (Included in the sale): All carpets, floor coverings, and blinds are included in the sale.	
En-suite	2.55m (8'5") x 1.85m (6'1")		



With the hills on the doorstep for weekend explorations or mountain cycles sorties, and the village amenities on hand, this home will suit a number of buyers. The public rooms are spacious enough for entertaining and the bedrooms are large enough to offer sanctuary. There is a large driveway to the front of the property and there is a large double garage with electric door. The house



sits on a good sized plot with a lawn to the front and the enclosed back garden has been landscaped to provide an elegant and enjoyable garden.

In addition, there is a garden bar already installed. Quality fixtures and fittings have been installed and this home offers the benefit of remaining NHBC warranty.





The village of Glenfarg is steeped in history and community spirit. Like all good villages, it offers an excellent local school. Indeed, the area is well served by excellent schooling including Arngask Primary, the recently built Loch Leven Community Campus in Kinross, Graigclowan, Strathallan, Kilcraston and Dollar Academy all within reasonable driving distance and Glenalmond College slightly further to the North.

Large open playing areas, parkland and arboretum ensure pleasant summers spent out of doors. Glenfarg has much to offer by way of sporting pursuits including strong equestrian facilities, fantastic Bowling Green and Tennis Courts, Hill walking (don't forget to take the dog!) fishing and so on. Most other sporting and leisure opportunities lie in either Kinross or Perth, including a curling rink, Cricket clubs, golf courses, swimming pools, etc., in nearby Kinross.

At just 30 Miles from Edinburgh and a 15-minute drive south of Perth, this property offers easy access to the M90 motorway easily connecting Glenfarg to all areas within and beyond the central belt.

The Location



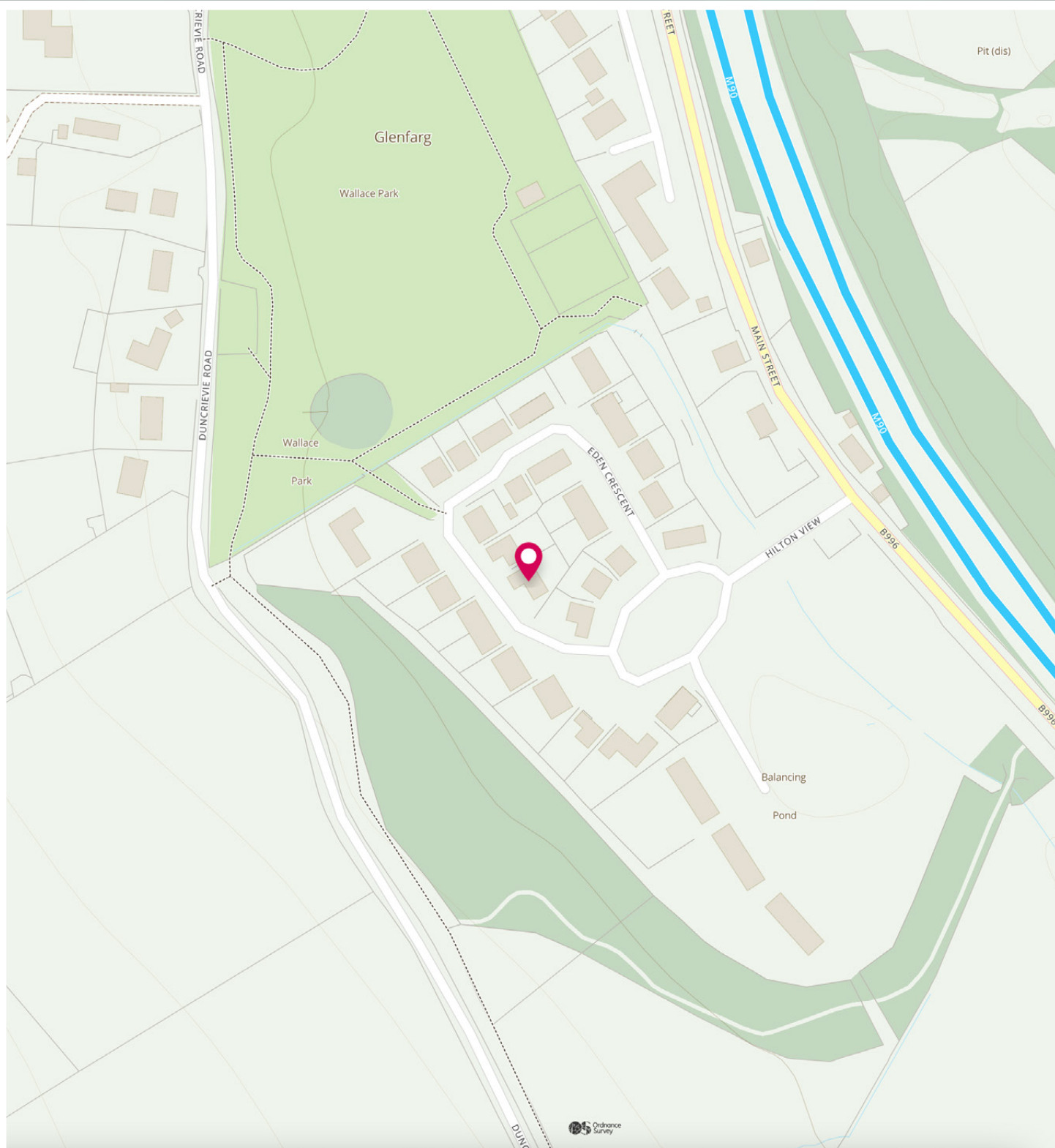


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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