



*DESIRABLE SEMI-RURAL LOCATION FOR A
DELIGHTFUL FAMILY HOME*



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Part Exchange Available - We are excited to offer for sale this beautifully presented, and extended, three-bedroom semi-detached Bungalow. The property is a credit to the current owner and has been well maintained to a high standard.

The property sits on a deceptively spacious plot, within a sought after and quiet location near Bridge of Earn. The accommodation comprises three bedrooms, lounge/diner, kitchen/family room, bathroom, and study, which also acts as a utility. The spacious lounge is elegant in proportion with French doors to the garden. The lounge has a dining area and a feature fireplace acting as a focal point. The kitchen is modern with ample floor units set in a country style with a range cooker and Belfast sink. The quartz worktops add to the luxury feel. The family room is an ideal place to relax in or entertain with enough space for a sofa and chairs along with a breakfasting table. French doors from here open to the garden. Of note is the utility room, this was the original kitchen and a neat utility area has been created, however, the space has been adapted to include a study or home office. This space could be adapted as bedroom four if required.





Kitchen & Family Room





Utility/Study





Bedroom 1





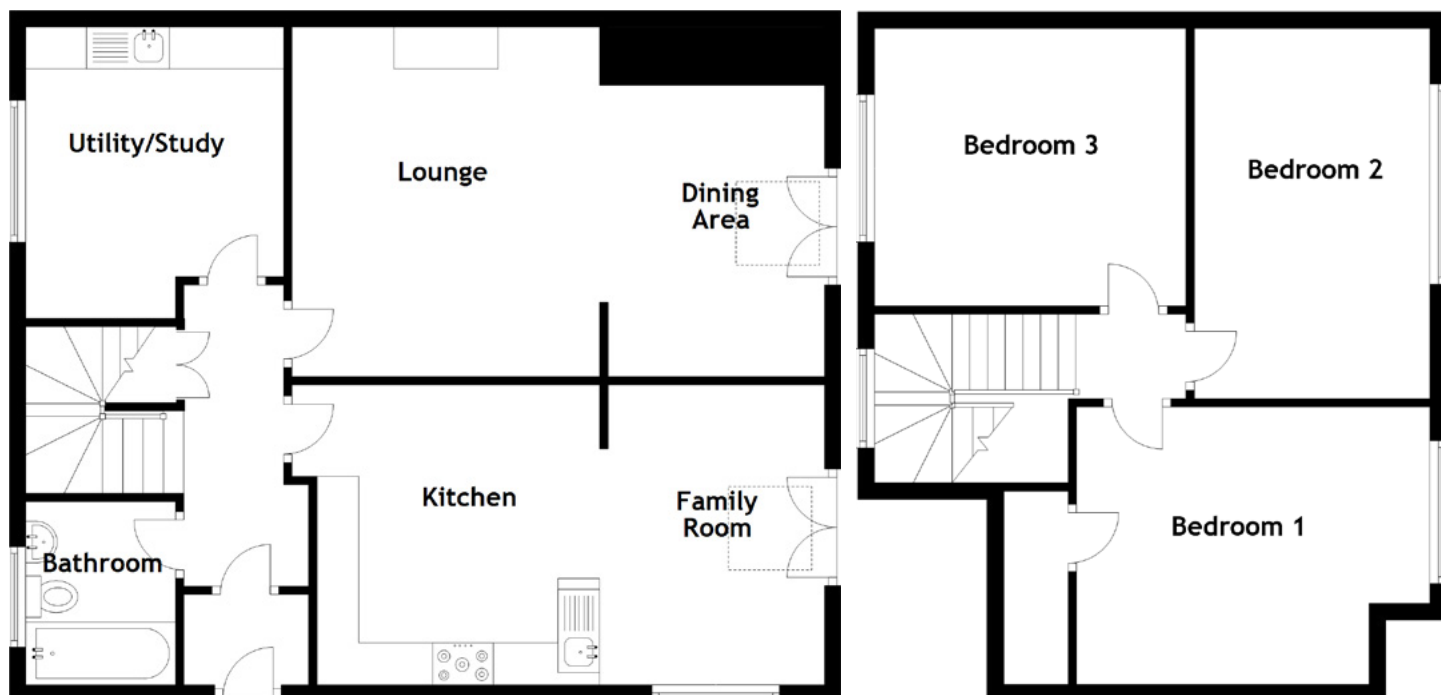
Bedroom 2





Bedroom 3





Approximate Dimensions
(Taken from the widest point)

Lounge	4.30m (14'1") x 4.00m (13'1")	Bedroom 1	4.20m (13'9") x 3.30m (10'10")
Dining Area	3.50m (11'6") x 2.60m (8'6")	Bedroom 2	4.40m (14'5") x 2.80m (9'2")
Kitchen	3.70m (12'2") x 3.60m (11'10")	Bedroom 3	3.70m (12'2") x 3.30m (10'10")
Family Room	3.60m (11'10") x 2.60m (8'6")	Gross internal floor area (m ²): 121m ² EPC Rating: F	
Utility/Study	3.50m (11'6") x 3.00m (9'10")		
Bathroom	2.20m (7'3") x 1.80m (5'11")		

Floor Plan

Externally this home enjoys gardens to the front laid to gravel with a drive providing off road parking for several cars in front of the single, detached garage. To the rear of the property is the garden with stunning views across open countryside and gentle rolling hills. The lucky buyer will be able to enjoy the views from the patio or from the summerhouse at the bottom of the garden.

Overall, this is a wonderful home with outstanding views that has been sympathetically extended to create a warm and welcoming home.



The Garden



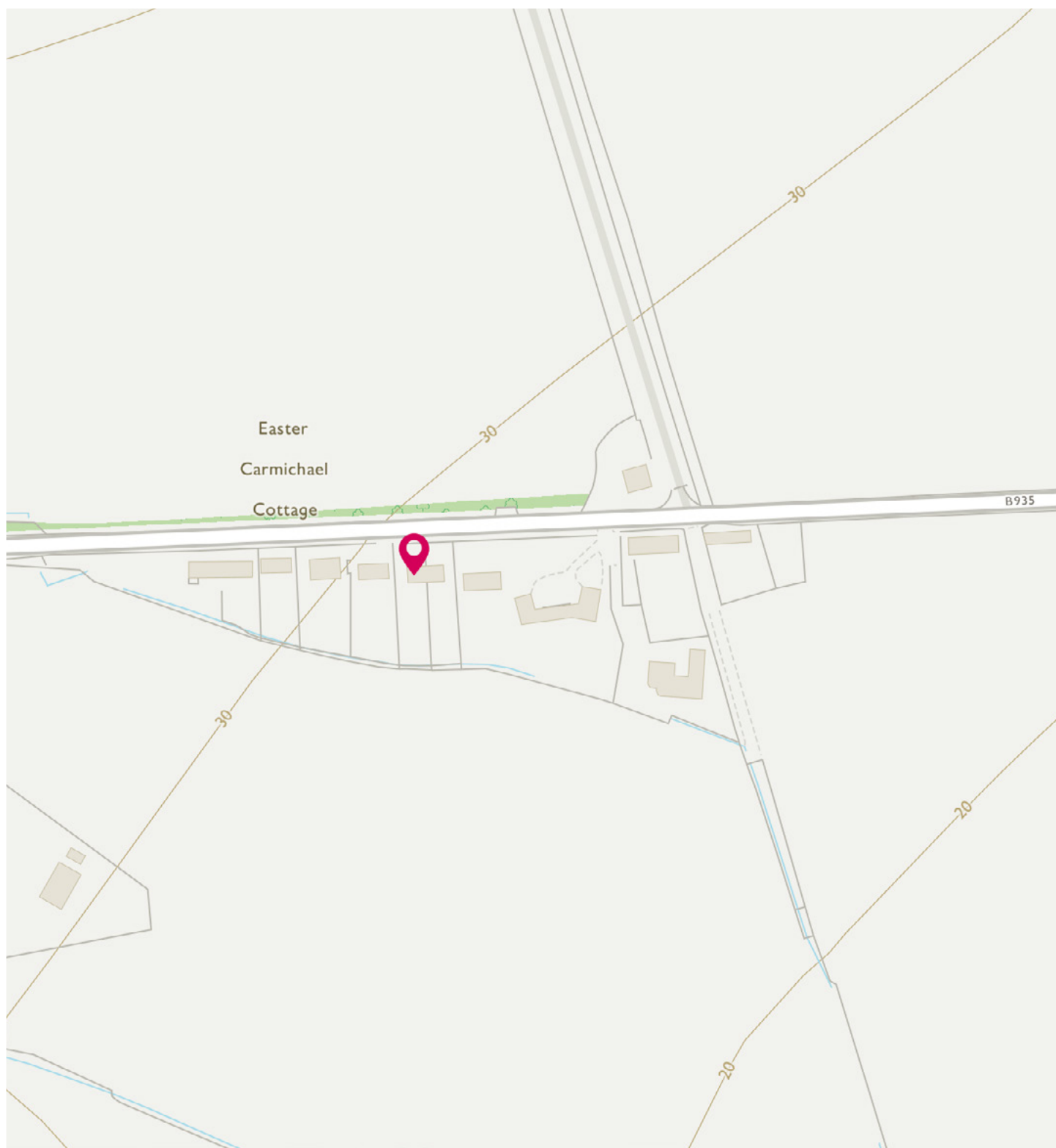


“Ascog” sits quietly between Bridge of Earn and the peaceful village of Forgandenny just seven miles south of Perth, with easy access to the M90 for commuting to Perth, Dundee and Edinburgh. The village is also close to the East Coast Mainline where there is a train service from Perth to London Kings Cross.

The world-renowned Gleneagles Hotel and resort is just 15 miles away and the surrounding area is geared for country and sporting pursuits to cater for all tastes including National Hunt Racing and Polo at Scone to Golfing and hill walking. The City of Perth offers an excellent range of shops, supermarkets and professional services, and is in a pivotal position with motorway and dual carriageway connections to all the major cities of central Scotland. Forgandenny and Bridge of Earn offer a choice of primary schools, with secondary schooling in Perth. There are many preparatory and public schools nearby including Strathallan, Craigclowan, Glenalmond and Kilgraston, all of which have an excellent reputation.



Bridge of Earn sits by the River Earn 4 miles (6Km) South of Perth it nestles between Moncrieffe Hill to the North and the Ochil Hills close to the South making this a walker's paradise. The health-giving waters of Pitkeathly Wells made it Scotland's most popular spa and for many years people would arrive from all over Britain travelling by paddle steamer up the Tay Estuary to the Earn, mooring close by the shadow of Dunbarney Church. The "Brig" has moved with the times and is now adjacent to the best road communications in the country so it's easy to bring the rods and clubs. Bridge of Earn is virtually surrounded by rivers, streams and lochs. There is a strong community spirit which has grown over the years and has seen Bridge of Earn grow into a vibrant and dynamic local village. Bridge of Earn won the best 'Large Village' in Take a Pride in Perthshire. Bridge of Earn and its adjoining village of Kintillo (dating back several hundred years) lies about 5 miles south of Perth, adjacent to the M90 with slip roads North and South. The population is around 2500, with several building developments currently recently completed.



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**Part
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