




McEwan Fraser Legal

Solicitors & Estate Agents

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5 Marindin Park

GLENFARG, PERTSHIRE, PH2 9NQ



GLENFARG



The village of Glenfarg is steeped in history and community spirit offering well-organised village fetes and folk music festivals amongst other activities. Like all good villages, it offers the local shop and 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 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.



5 MARINDIN PARK

5 Marindin Park offers spacious sized living with great outdoor space and views, all wrapped up in a village location. Part Exchange available on this attractive bungalow offering three bedrooms, although one has been used as a dining room. This bungalow sits on a large corner plot, well bounded

with Beech hedging. A large monobloc drive leads to the front door where the hall welcomes you into the main body of the home.



5 MARINDIN PARK

The hall is floored with quality flooring and benefits from the addition of good storage. The lounge is elegant and spacious with a garden aspect including a large picture window to make the most of the light and views over the garden to the front. The dining kitchen is spacious enough

to incorporate a dining table and provides a heart to this home with a door to the utility room that is plumbed for washing machine and dishwasher. The utility room has a door to the garage for convenience. A shower room offers a quadrant shower cubicle.







THE EXTERIOR

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. The drive will accommodate several cars, or boats, or

caravans, and to cap it all there is a garage. The house sits on a good size plot with a lawn to the front and the enclosed back garden is laid to lawn with a patio area.



Approximate Dimensions (Taken from the widest point)

| | |
|-------------|--------------------------------|
| Lounge | 5.70m (18'8") x 4.00m (13'1") |
| Kitchen | 4.00m (13'1") x 2.80m (9'2") |
| Bedroom 1 | 3.80m (12'6") x 3.60m (11'10") |
| Bedroom 2 | 3.50m (11'6") x 3.30m (10'10") |
| Bedroom 3 | 3.30m (10'10") x 2.30m (7'7") |
| Shower Room | 2.50m (8'2") x 1.80m (5'11") |
| Utility | 2.80m (9'2") x 2.20m (7'3") |
| Garage | 5.70m (18'8") x 2.80m (9'2") |

Gross internal floor area (m²): **88m²**

EPC Rating: **D**

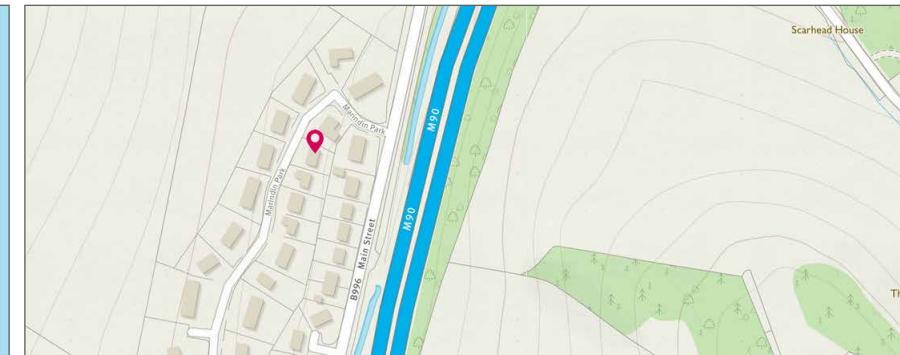
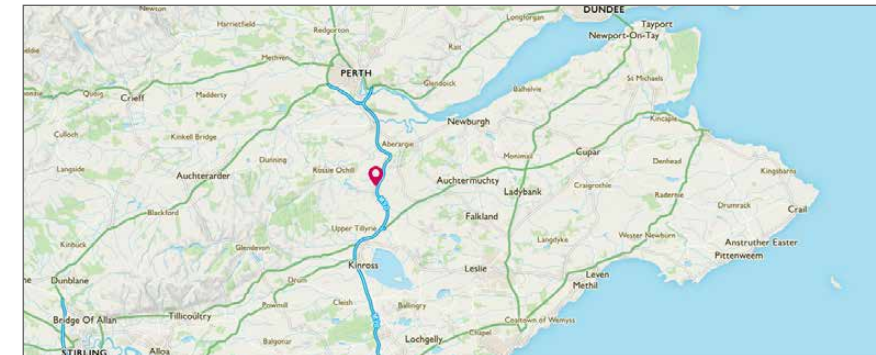
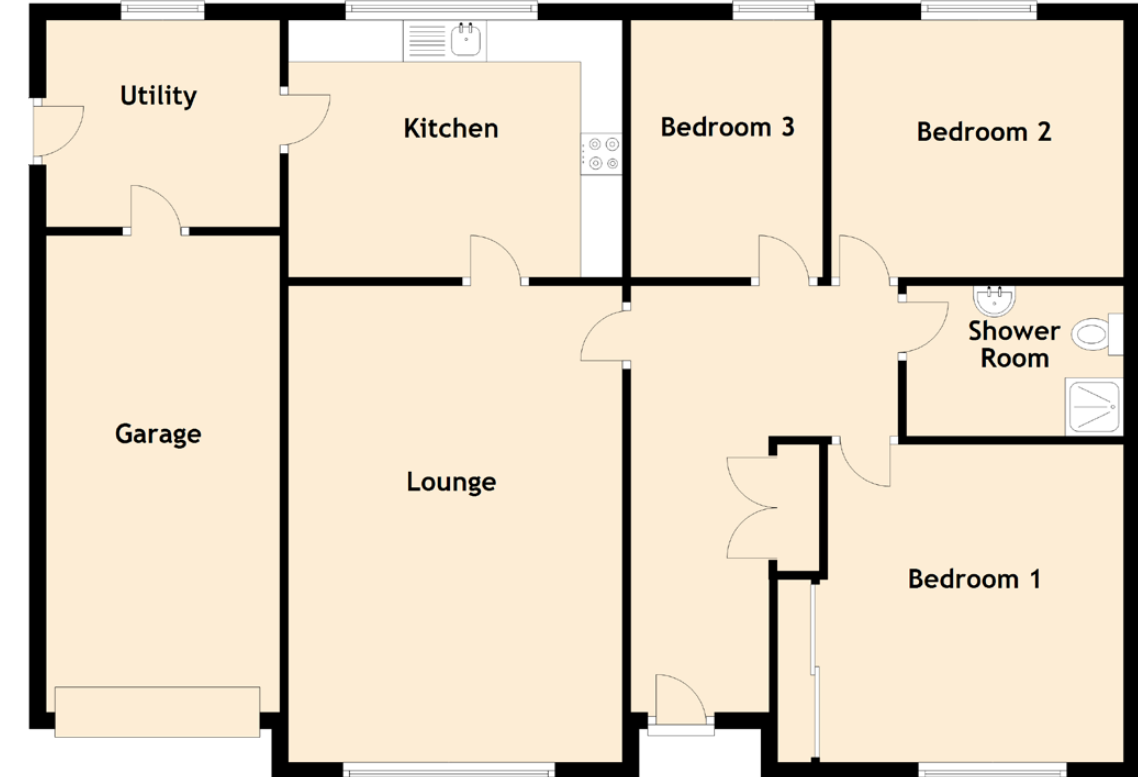


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VIEW FROM THE PROPERTY




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**Part
Exchange
Available**

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