

# WEST TULCHAN

Glenalmond, Perth, Perthshire, PH1 3SG



**McEwan Fraser Legal**  
Solicitors & Estate Agents



West Tulchan comprises approximately 3 acres with a beautifully appointed and highly desirable detached family home set within generous garden grounds and spectacular views. It is set in the heart of Glenalmond which stretches for several miles to the west of the city of Perth in Perth and Kinross.

Just 10 miles from Perth and Crieff, it has easy access to the local shops, businesses and leisure activities in both. Methven is the nearest village and has local convenience stores, a Post Office, doctor's surgery and pharmacy.

Local schools are Methven Primary School and Perth Grammar and the area is well served by private schools. Glenalmond College is 2 miles away, with Arvreck, Craigclowan, Kilgraston, Morrisons and Stathallan all nearby.

There are numerous leisure activities available including golf, horse riding, mountain biking, fishing and hill-walking. Gleneagles hotel and Crief Hydro are nearby.

There is easy access to the motorways for access to Dundee, Perth, Stirling with Edinburgh and Glasgow also commutable.

The nearest train station is in Perth.



EXTERNALS // OUTBUILDINGS





McEwan Fraser Legal is delighted to present this five-bedroom detached family home in a large plot stretching more than three acres with large multiple outbuildings

The property is in walk-in condition having been renovated and updated over the twenty years that the clients have owned it. There is potential to convert the outbuildings into stables, offices, workshops, holiday rentals, etc.

Inside, the property comprises of:

- Fully equipped modern kitchen with fitted integrated appliances, gas hob, boiling water tap and a separate utility room
- Spacious lounge with open fire overlooked by a beautiful internal gallery
- Comfortable living room with gas fire
- Games room with projector and 5.1 sound
- Dining room with open fire
- Office area and boot room
- Five bedrooms which

- include three en-suites.
- The master bedroom has an open fire and vaulted ceiling.
- Two WCs downstairs and one shower room upstairs.

There is a private water supply shared with local residents.

Oil fired central heating and double glazing throughout.

Fibre to the premises (FTTP) broadband of 150Mb.

In addition, the property includes ample parking to the side and behind the property with access to the seven rooms in the outbuildings.

There is a large paddock which could be used for horses, livestock or agriculture.

This is a rare opportunity to acquire a rural large family home in a fantastic location with land and outbuildings.

## EXTERNALS // OUTBUILDINGS





EXTERNALS // OUTBUILDINGS





LIVING ROOM // KITCHEN // WC // UTILITY





DINING ROOM // GAMES ROOM





LOUNGE





“... FIVE-BEDROOM DETACHED FAMILY HOME IN A LARGE PLOT STRETCHING MORE THAN THREE ACRES ...”



BEDROOMS // EN-SUITE

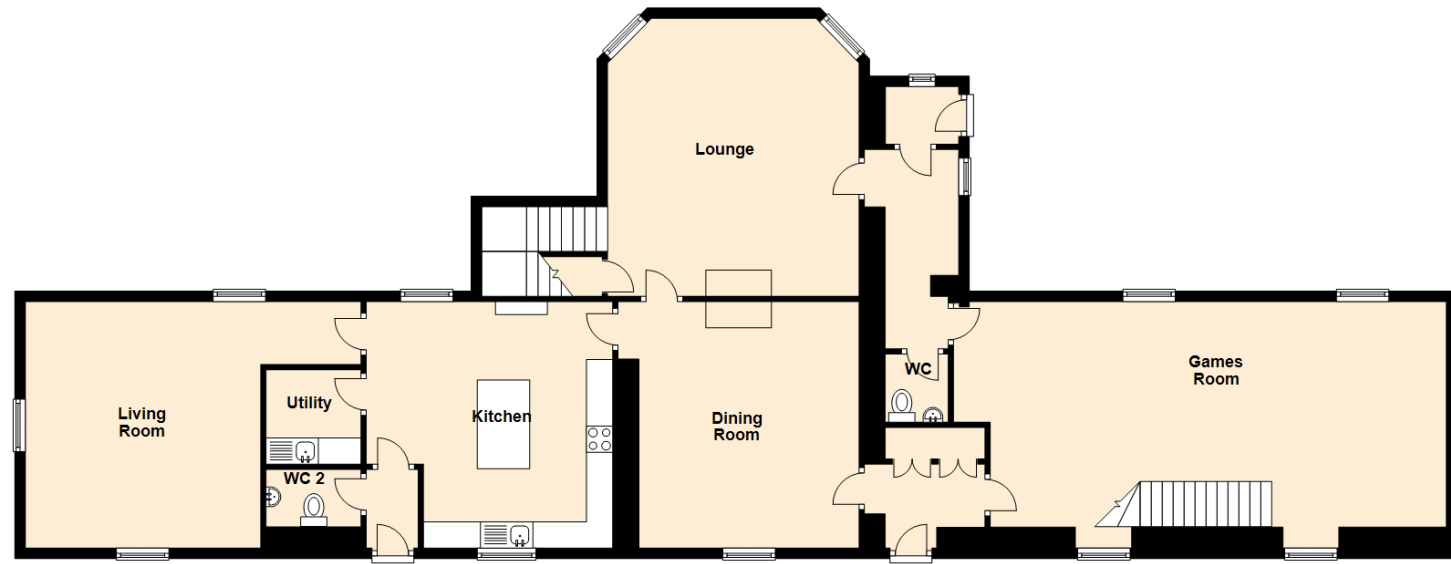




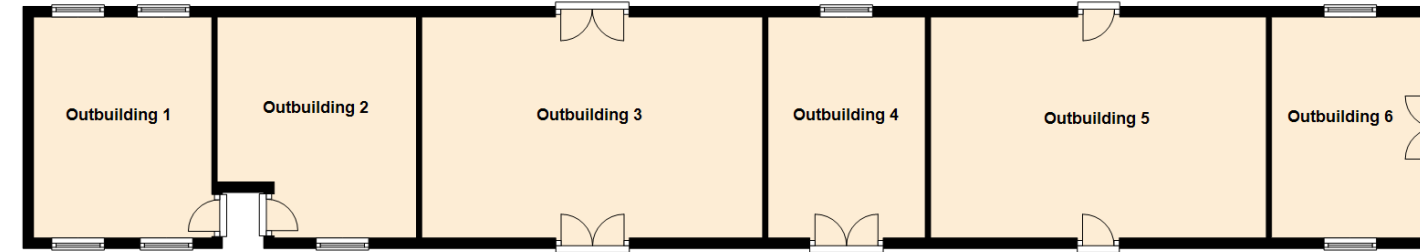
“... A RARE OPPORTUNITY TO ACQUIRE A RURAL LARGE FAMILY HOME ...”

BEDROOMS // EN-SUITE // BATHROOM // WC

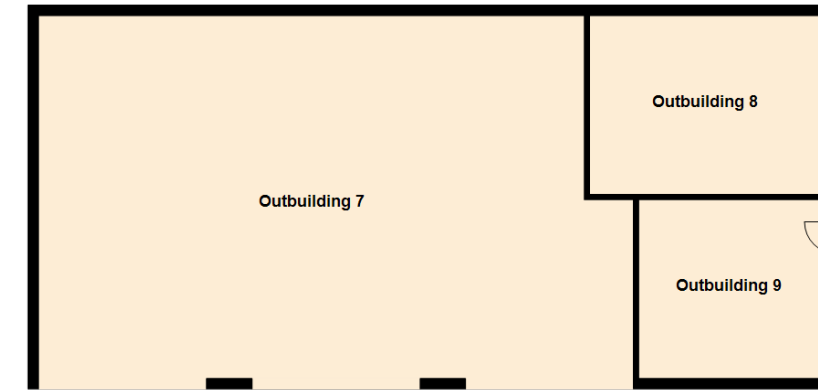
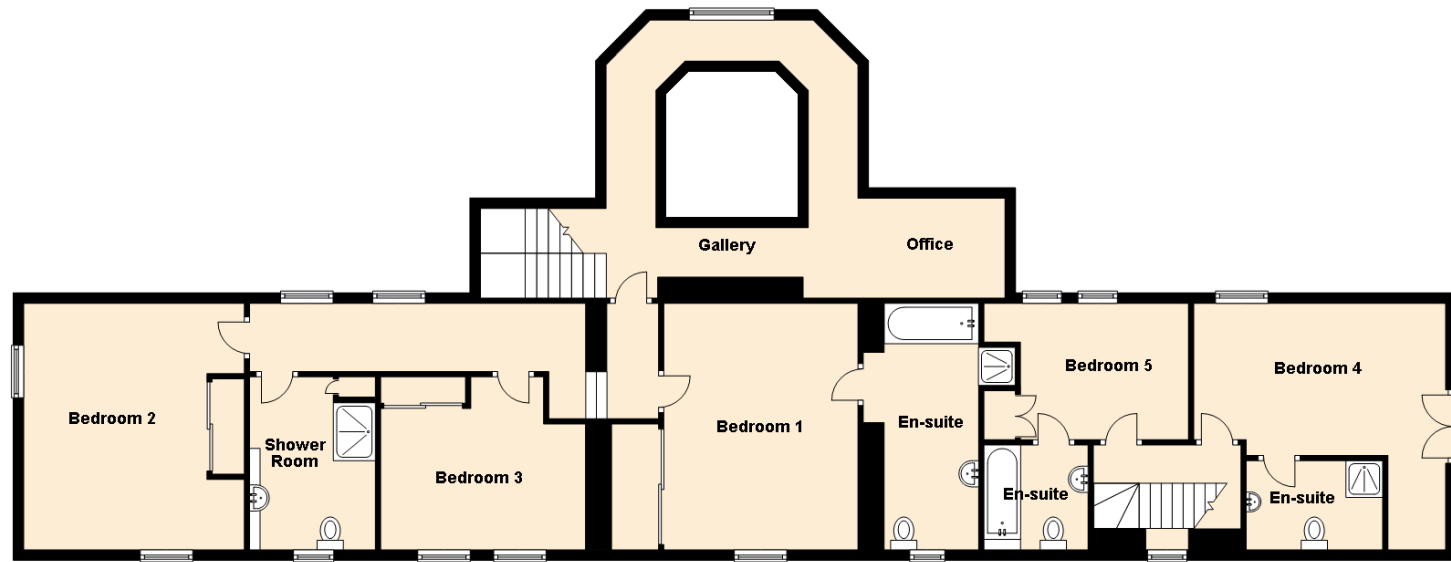




MAIN HOUSE



OUTBUILDINGS



Approximate Dimensions (Taken from the widest point)

| Ground Floor |                                |
|--------------|--------------------------------|
| Living Room  | 6.40m (21') x 4.70m (15'5")    |
| Kitchen      | 4.70m (15'5") x 4.70m (15'5")  |
| Utility      | 1.81m (5'11") x 1.80m (5'11")  |
| Dining Room  | 4.70m (15'5") x 4.60m (15'1")  |
| Lounge       | 5.30m (17'5") x 4.80m (15'9")  |
| Games Room   | 9.40m (30'10") x 4.70m (15'5") |
| WC           | 1.60m (5'3") x 1.30m (4'3")    |
| WC 2         | 1.90m (6'3") x 1.50m (4'11")   |

| First Floor |                                |
|-------------|--------------------------------|
| Bedroom 1   | 4.40m (14'5") x 3.70m (12'2")  |
| En-suite    | 4.60m (15'1") x 2.20m (7'3")   |
| Bedroom 2   | 4.70m (15'5") x 4.20m (13'10") |
| Bedroom 3   | 4.30m (14'1") x 3.30m (10'10") |
| Bedroom 4   | 4.80m (15'9") x 4.70m (15'5")  |
| En-suite    | 2.60m (8'6") x 1.50m (4'11")   |
| Bedroom 5   | 3.20m (10'6") x 2.60m (8'6")   |
| En-suite    | 1.80m (5'11") x 1.80m (5'11")  |
| Office      | 2.70m (8'10") x 1.90m (6'3")   |
| Shower Room | 3.30m (10'10") x 2.40m (7'10") |

| External      |                                |
|---------------|--------------------------------|
| Outbuilding 1 | 4.20m (13'9") x 3.40m (11'2")  |
| Outbuilding 2 | 4.20m (13'9") x 3.80m (12'6")  |
| Outbuilding 3 | 6.50m (21'4") x 4.20m (13'9")  |
| Outbuilding 4 | 4.20m (13'9") x 3.00m (9'10")  |
| Outbuilding 5 | 6.40m (21') x 4.20m (13'9")    |
| Outbuilding 6 | 4.20m (13'9") x 3.00m (9'10")  |
| Outbuilding 7 | 10.40m (34'1") x 6.90m (22'8") |
| Outbuilding 8 | 4.60m (15'1") x 2.70m (8'10")  |
| Outbuilding 9 | 3.60m (11'10") x 3.40m (11'2") |

Gross internal floor area (m<sup>2</sup>): 321m<sup>2</sup> | EPC Rating: C

Extras (Included in the sale): All fixtures and fittings are included with the exception of the master bedroom light fitting. Other items such as the pool table may be available by separate negotiation.



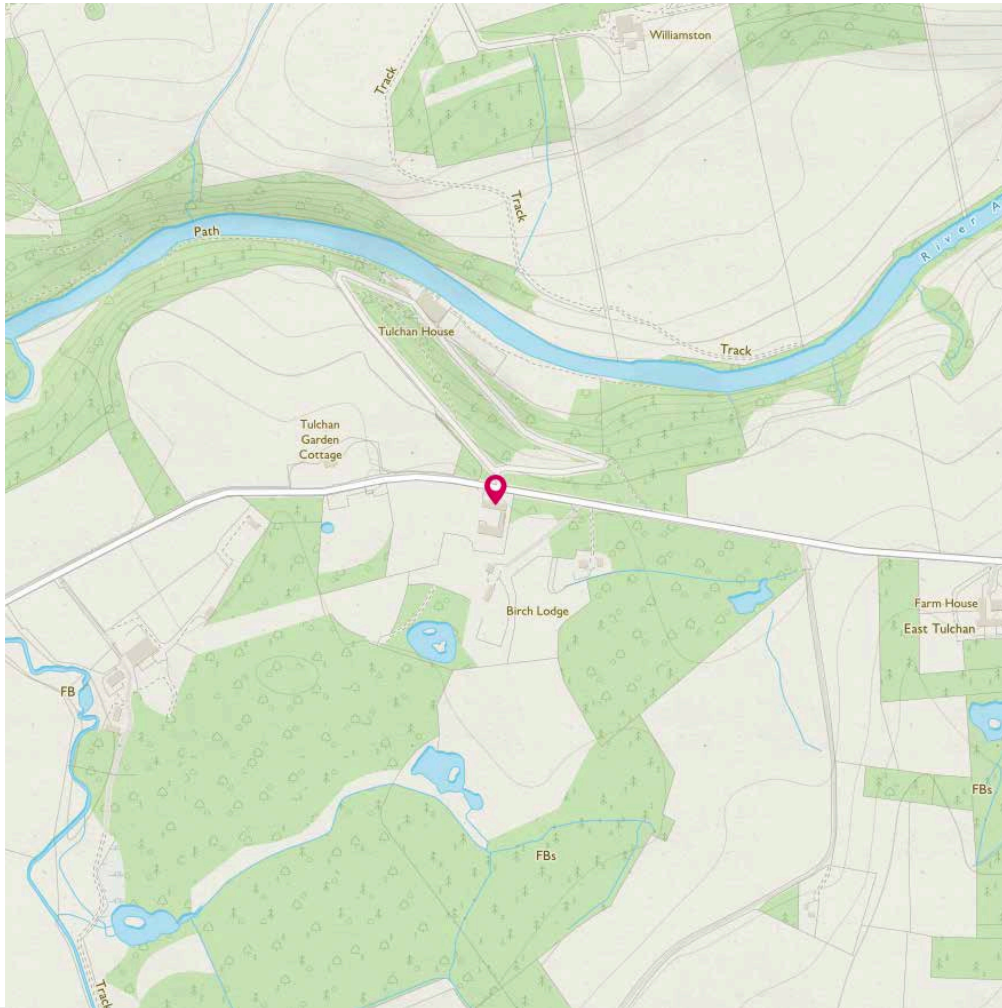


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>

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