



lindsays

10 Munro Avenue,
Tibbermore, Perth, PH1 1TE

*"Executive 5 bedroom detached villa
in a popular residential location"*

- Hallway
- WC
- Open Plan Kitchen/Dining
- Utility
- Lounge
- Family Room
- 5 Bedrooms
- 2 En-suites
- Family Bathroom
- Driveway & Double Garage
- Garden

EPC Rating C

OFFERS OVER £395,000



Description

Lindsays are delighted to bring to the market this executive 5 bedroom detached villa located within a popular residential location. This lovely family home is set within a desirable corner plot with beautiful countryside views to the rear and benefits from double glazing, gas central heating, solar panels & partly floored attic. Included in the sale are all floorcoverings, light fittings, blinds where fitted and integrated white goods.

This family home is in move in condition throughout and the downstairs comprises; Hallway with WC, stunning newly fitted open plan kitchen with large island and plenty of space for dining along with patio doors leading to the rear garden and a useful utility room. Bright & spacious lounge and an additional family room that is currently used as an office. Upstairs is the lovely, large master bedroom with double wardrobes and modern shower room ensuite, the guest bedroom is another large room with built in wardrobes and a shower room ensuite. There are two further double bedrooms with built in storage and one benefitting from great views, a further bedroom currently being utilised as an office and a family bathroom with shower over the bath and a chrome towel rail.

Externally to the front of the property is the monobloc driveway providing off-street parking for multiple vehicles and leads to the double garage that benefits from an EV charging point also the front of the property is a well maintained lawn area. To the main garden is to the rear of the property, this is a large, fully enclosed & well-maintained area, mainly laid in lawn with a patio seating area ideal for enjoying the nicer weather and a shed that is included in the sale.

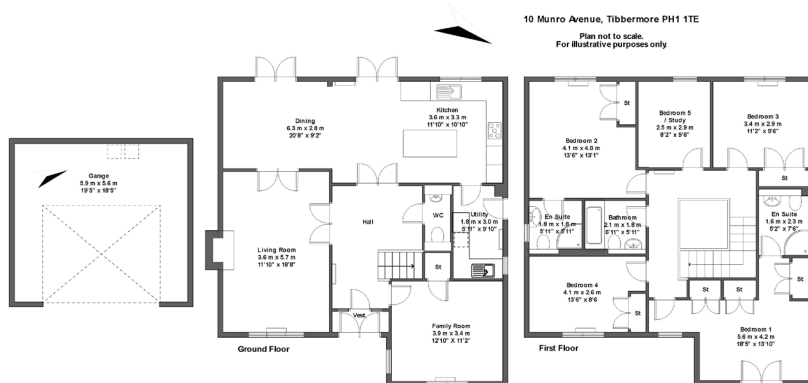
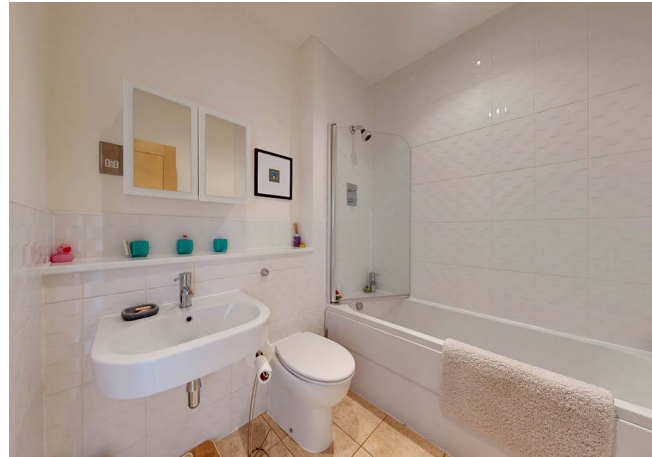
10 Munro Avenue is a fantastic family home and is ideal for those looking for a bit more space. Early viewing is highly recommended.

Area

Balgowan itself is a beautiful hamlet location and the City of Perth offers all of the everyday shopping and recreational facilities required. Balgowan is located within close proximity of Gleneagles golfing resort and the picturesque town of Crieff. With excellent road links commuting distance to the capital city of Edinburgh and Glasgow is approximately 45 minutes. There is a local Primary School in the nearby village of Madderty. The school bus runs a service from within the hamlet of Balgowan.

Viewing

By appointment through Lindsays on 01738 630222 or perthproperty@lindsays.co.uk



T: 01738 630222 E: perthproperty@lindsays.co.uk W: property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.