



lindsays

Elenbank
Gellyburn, Murthly, PH1 4HQ

"Two bedroom detached bungalow located in a desirable Perthshire village of Murthly"

- Lounge
- Dining Room
- Kitchen
- 2 Bedrooms
- Bathroom
- Driveway
- Garage
- Gardens

EPC Rating E

OFFERS OVER £220,000



Description

Lindsays are delighted to bring to the market this 2 bedroom detached bungalow enjoying a good position within the highly desirable Perthshire village of Murthly. Situated on a great sized plot with views over open countryside to the front, Elenbank is a rare addition to the market.

The main door access at the front of the property leads into a vestibule and then into a good-sized hallway with 2 storage cupboards and loft access. The front facing lounge with open fire takes full advantage of the views and the dining room leads directly to the fitted kitchen with space for appliances. There are 2 double bedrooms with built in storage and a family bathroom comprising bath, separate shower, wash hand basin and WC. Externally a tarmac driveway leads to the single garage with rear coal store. The private garden wraps around the property, is well kept with a lawn, deck, mature planting and raised beds as well as two garden sheds.

This lovely home has been decorated throughout and is just waiting for a new owner to appreciate all it has to offer. Early viewing is strongly advised.

Area

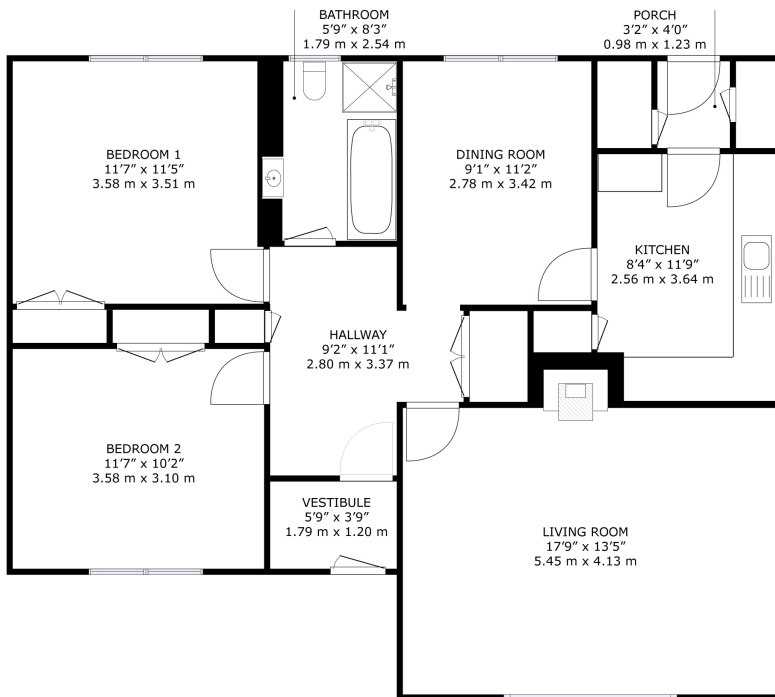
Murthly is a picturesque and increasingly popular rural village located on the south bank of the River Tay, approximately 4.5 miles south-east of Dunkeld, and some 9 miles north of Perth. There are good local transport networks, including Perth, Stanley and Blairgowrie and ample amenities which cater for everyday requirements, Primary School, bar/restaurant and small supermarket with Post Office counter.

Office counter.

WHAT 3 WORDS – switch, storage, bagpipes

Viewing

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



Elenbank, Gellyburn, Murthly, Perth, PH1 4HQ

GROSS INTERNAL AREA
TOTAL: 860 sq.ft, 79.9 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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.