



Lochend,
Forgandenny PH2 9ES



Traditional stone built 5 bedroom family home with landscaped gardens and around 12 acres of land with outbuildings

 5 Bed  2 Bath  2 Reception

Situated within an attractive rural setting yet conveniently close to Perth, Lochend is a charming traditional stone-built 5 bedroom family home offering privacy, space and versatility. The property is surrounded by beautifully landscaped gardens, approximately 12 acres of pasture land complemented by a selection of useful outbuildings.

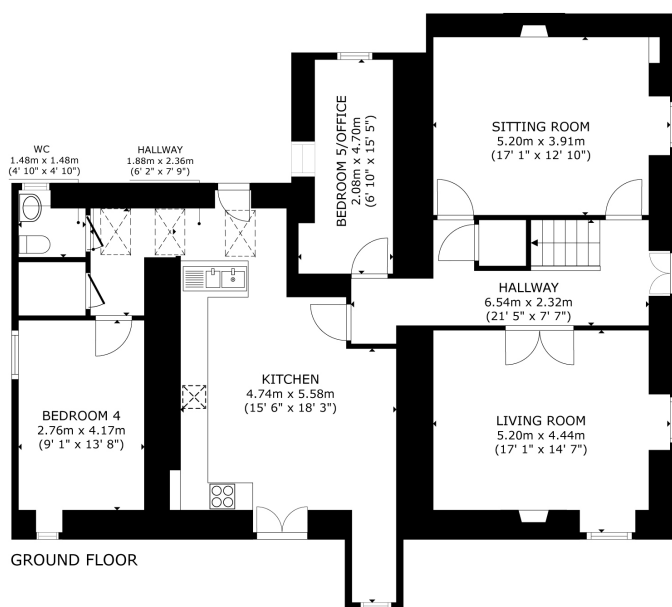
Approached via a private track passing a working farm, the house offers bright and flexible accommodation that has been recently redecorated. The layout comprises a welcoming hallway, 2 well-proportioned reception rooms, a spacious kitchen with dining area, 2 ground floor bedrooms and a cloakroom with WC. Upstairs there are 3 further bedrooms including a principal bedroom with en suite facilities together with a family bathroom. Externally the property is particularly impressive. The pasture land extends to around 12 acres of gently sloping, securely fenced paddocks currently used for grazing. The gardens surrounding the house are well-maintained featuring lawns, established planting and an orchard with a variety of fruit trees. A selection of outbuildings, including 2 traditional stone barns and two newer structures offer excellent storage or potential for conversion subject to the necessary consents.

Lochend presents a rare opportunity to enjoy country living in a peaceful setting while remaining within easy reach of local amenities and transport links. Viewing is essential.

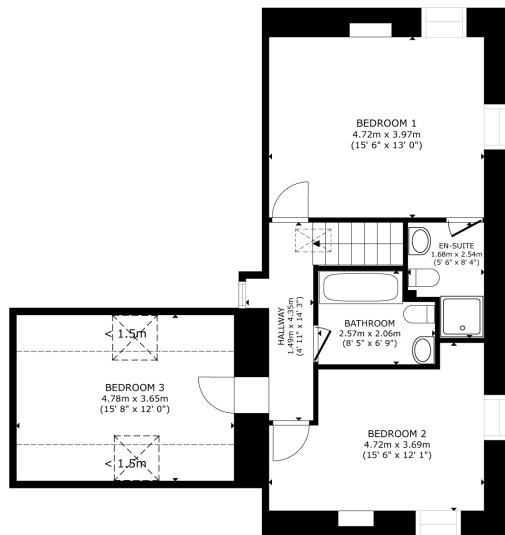
Features

- 2 Reception Rooms
- Kitchen/Dining Room
- 5 Bedrooms including 1 En Suite
- Family Bathroom
- Approximately 2 Acres of Landscaped Gardens
- Approximately 12 Acres of Pasture Land
- Multiple Large Outbuildings
- EPC Rating E

Offers Over £660,000



GROUND FLOOR



FIRST FLOOR

Lochend, Forgandenny, Perth, PH2 9ES

GROSS INTERNAL AREA
GROUND FLOOR 123.3 m² (1,328 sq.ft.); FIRST FLOOR 62.1 m² (668 sq.ft.)
EXCLUDED AREAS : REDUCED HEADROOM 7.6 m² (82 sq.ft.)
TOTAL : 185.4 m² (1,996 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Forgandenny is a small village approximately 4 miles south of Perth, offering local amenities including a primary school and Strathallan School. Additional services are available in nearby Bridge of Earn and the village benefits from convenient access to the M90 motorway, making it well suited to commuters.

FOR VIEWING:

By appointment only

Contact Lindsays on:

01738 630222

perthproperty@lindsays.co.uk

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. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.