



Morgans

PROPERTY

19 Birch Lane, Glenfarg, Perthshire, PH2 9PG

Offers Over £340,000



4



2



1



C



Detached Property



4 Bedrooms



Front & Rear Gardens



Driveway Leading to Single Garage



Quiet Village Location



Immaculately Presented



EPC Rating - C



Council Tax Band - E





Welcome

Nestled within the peaceful village of Glenfarg, this charming detached four-bedroom home offers spacious and flexible accommodation, ideal for modern family living.

Entered via a convenient side entrance, the heart of the home is the impressive dining kitchen, thoughtfully designed with plenty of storage and ample worktop space with breakfasting bar for informal dining, perfect for both everyday living and entertaining. A cosy wood-burning stove adds warmth and character, while doors lead to a practical boot room, utility room with access to the single garage, and through to the welcoming lounge. Stairs from this area rise to the upper level.

The bright and spacious lounge enjoys a large front-facing window, filling the room with natural light and offering pleasant outlooks over the garden. Also on the ground floor is a well-proportioned double bedroom with built-in storage, ideal for guests or flexible use as a home office.

Upstairs, the property continues to impress with three further generously sized bedrooms and a stylish family bathroom, complete with a large walk in shower.

Externally, the property is set within substantial grounds. The front garden is mainly laid to lawn and beautifully enhanced with mature trees and shrubs, alongside a driveway providing off-street parking and access to the single garage. The enclosed rear garden offers a private and tranquil space, featuring a well-maintained lawn, mature planting, a patio seating area, and a fantastic sunroom providing additional versatile living space. A standout feature is the outdoor pizza oven, perfect for entertaining.

Further benefits include an environmentally friendly air source heat pump, solar panels, batteries and inverter, contributing to improved energy efficiency and reduced running costs. This delightful home combines rural tranquillity with practical family living and early viewing is highly recommended.





LOCATION

The village of Glenfarg has a primary school and a great corner shop offering a wide range of produce. Perth to the north and Kinross to the south provide a wider range of services including high street shops, banks, cafes, restaurants, secondary schooling, a leisure centre including a swimming pool and, in Perth, a theatre.

There are excellent links to all parts of the country with the M90 conveniently located about 2 miles away and a mainline railway station at Perth. Edinburgh Airport has regular flights to a number of UK and international destinations. There are secondary schools in Perth and in Kinross, as well as a selection of private schools in the area including Craigclowan, Dollar Academy, Glenalmond College, Strathallan, Kilgraston and Morrison's Academy which are all within 25 miles.



Viewings & Extras

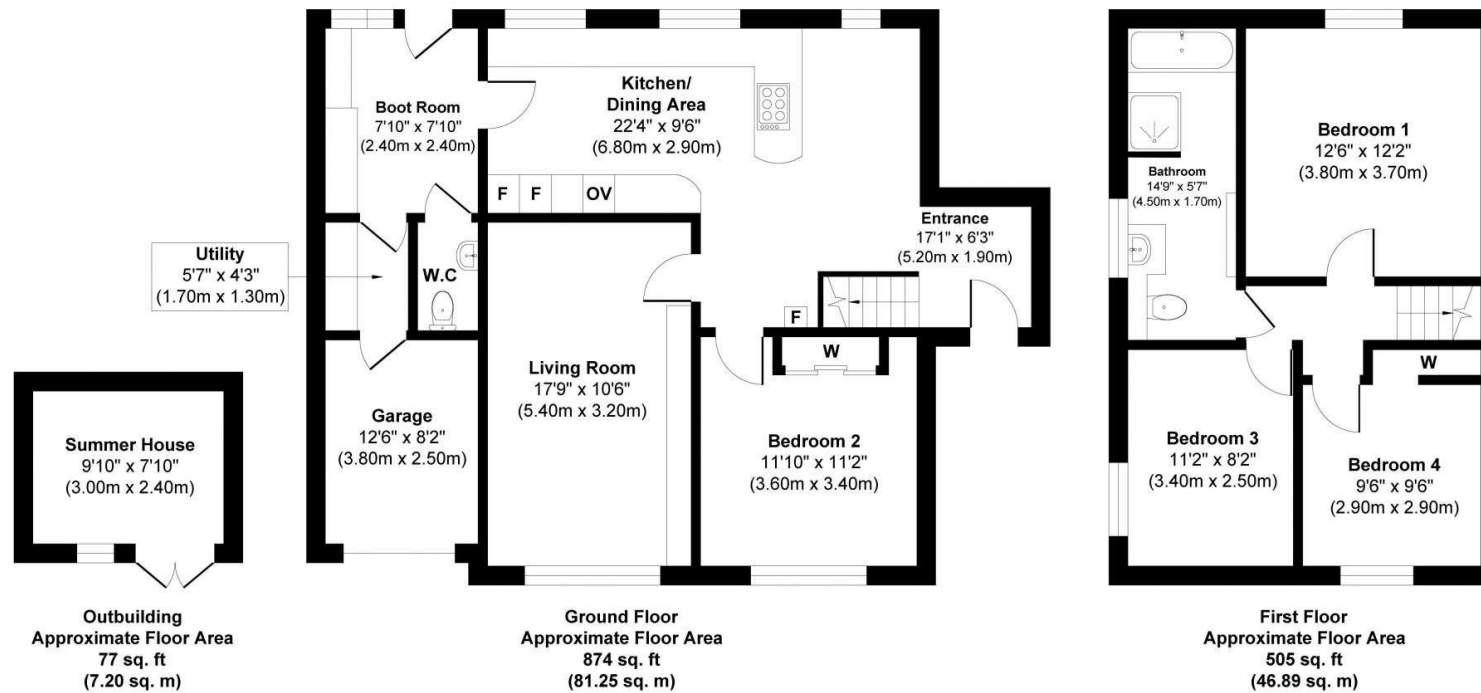
All viewings are by appointment through Morgans on 01577 863424.

All fitted floor coverings, light fittings and integrated appliances will be included in the sale.

Morgans Property Package

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.





Approx. Gross Internal Floor Area 1456 sq. ft / 135.34 sq. m (Including Outbuilding&Garage)

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