

DARROCH COTTAGE, HILTON VIEW, GLENFARG PH2 9FZ

HARPER & STONE
ESTATE & LETTING AGENTS





DARROCH COTTAGE, HILTON VIEW

GLENFARG PH2 9FZ

PROPERTY FEATURES

- Beautifully presented 2 bedroom bungalow completed July 2023
- Located in a new development on the outskirts of the picturesque village of Glenfarg
- Approximately 77 square meters of living space
- Bright and welcoming open plan living/dining/kitchen area
- Well proportioned formal lounge
- Large bathroom with spacious walk-in shower and separate bath
- Two double bedrooms with built-in wardrobes
- Southwest facing garden with beautiful outlook
- Detached garage and parking for two cars

Harper & Stone are delighted to bring to market this immaculately presented bungalow in Glenfarg, ideally located within reach of the M90 with both Perth and Kinross easily accessed both by car and a fantastic local bus service with the bus stop nearby. This lovely property is finished to a high standard with tasteful, neutral decor throughout making it in truly walk-in condition and ready to welcome a new owner.

The Accommodation is Presented as Below:

Ground Floor: Ground Floor: Hallway, Living Room, Open plan Living/ Dining/Kitchen area, two Bedrooms and Bathroom.

Entrance to the property is into a bright hallway which includes two useful and generously sized storage cupboards. The formal lounge sits to the right at the front of the property and is a lovely bright room with large windows looking out to the neat front garden.

To the rear, the open plan living/dining/kitchen area is thoughtfully arranged in an L-shape, with a relaxed sitting area enjoying views across the garden and onward to the surrounding greenspace. The kitchen is well appointed with ample upper and lower cabinets in a light grey gloss finish with complementary marble effect finish. Integrated appliances include a double oven, four burner induction hob, extractor hood and a fridge freezer with an additional appliance space available for a washing machine. A double stainless steel sink with mixer tap completes the space.

The two generously proportioned double bedrooms both benefit from practical built in double wardrobes, finished with mirrored doors that enhance light and space.

Completing the accommodation is the beautifully finished bathroom with a practical walk-in shower featuring both waterfall and standard shower heads. Also included in the space is a separate bath with hand held shower, vanity sink with drawer storage, heated towel rail and WC.

The property itself enjoys all the benefits that a new build brings, with solar panels keeping energy bills low and an excellent fibre broadband connection.



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Externally, the property enjoys garden space to both the front and rear. The front garden consists of a small lawn area with plenty of space to add planting. The tiered rear garden has been thoughtfully landscaped to include areas of lawn, stone patio and gravel, creating an attractive yet easily maintained outdoor space. This lovely garden enjoys a view across greenspace which has been planted with a mix of trees which will soon develop to provide even more privacy. The space is fully enclosed and benefits from a rotary clothes drier and a large shed. To the front, a spacious driveway offers parking for two cars and an external detached garage features lights, power sockets and a water tap. The garage is slightly larger than standard single size, ideal for those needing extra space. There is also an electric base point installed should anyone wish to install an electric car charge point.

Do not miss the opportunity to view this lovely home and all it has to offer. Early viewing strongly recommended to avoid disappointment.

The sale will include all fitted floor coverings, light fittings (except the fitting located in the front bedroom), window coverings, and integrated appliances where applicable. It should be noted that the pergola in the garden is not included in the sale. Any other items are to be by separate negotiation with the seller.

Viewings are strictly by appointment only via Harper & Stone.

Council Tax Band D
EER Band C
Water: Mains
Sewage: Mains
Heating: Oil

Glenfarg offers a modest but well-supported range of local amenities that reflect its strong community focus. The village has a small shop providing everyday essentials, a primary school with nursery provision, and a community centre that acts as the social heart of the village, hosting events, clubs, classes and occasional pop-up café or pub nights and film nights. Recreational facilities include green spaces, a play park, tennis courts and a bowling club, while surrounding countryside provides opportunities for walking and outdoor activities. The nearby town of Kinross offers supermarkets and other amenities, while the City of Perth is a 20 minute drive away

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.



