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“BREWLEA”, MAIN STREET, INCHTURE, PERTH, PH14 9RN

Unique Three bedroom detached chalet villa

Gas central heating & Double glazing

Driveway with parking for 5 cars

Separate double garage

Much sought after private secluded location

Viewing highly recommended

Price: Offers over £370,000

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract.

PARTICULARS OF SALE OF BREWLEA, MAIN STREET, INCHTURE

UPVC oak effect front door with glass side panel.

Hallway:

Fitted carpet. Two ceiling lights. Two radiators. Smoke alarms. Ample power points. Carpeted stairs leading to upper floor.

Cloakroom:

Wash hand basin and wc. Laminate floor. Blind.

Lounge:

Approx. 19'7" x 13'11" at widest point. Fitted carpet. Wooden fire surround with living flame gas fire and composite marble surround and hearth. Smoke alarm. Ample power points. French doors leading to dining room and French doors leading to sun room. Patio doors leading to south facing rear garden.



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Dining Room:

Approx. 12'5" x 10'4". Fitted carpet. Radiator. Ample power points. Door leading to kitchen.



Dining Kitchen:

Approx. 22'8" x 11'4" at widest point. Laminate flooring. Fully fitted kitchen with cream base and wall units. Oak effect worktop. Stainless steel sink with mixer tap. Tiled splashback. Integrated Neff hob and cooker hood. Integrated double oven. Plumbed for dishwasher. Spotlights. Ample power points. Separate dining area with walk in pantry providing extensive storage. Radiator.



Laundry Room:

Approx. 8'11" x 7'1". Laminate flooring. Fitted base units with stainless steel sink unit and mixer tap. Oak effect work surface. Plumbed for washing machine. Walk in storage cupboard with cloakroom facility. Ample power points. UPVC door with glazed side panel leading to garden.

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Sun Room:

Approx. 13'6" x 13'2". Laminate flooring. Radiator. Spotlights. Ample power points. Patio door leading to patio and rear garden.



Master bedroom suite:

Approx. 14' x 11'2". Fitted carpet. Fitted wardrobes. Radiator. Ample power points. Archway leading to **sitting area/dressing room**:- Approx. 10'5 x 10'2". Fitted carpet. Fitted wardrobes. Radiator. Ample power points. Door leading to **En-suite** Approx. 8'9" x 6'. Shower cubicle with wet wall. Partially tiled walls. Double wash hand basin and wc.



Fitted carpet on stairs leading to:-

Upper landing:

Fitted carpet. Ceiling light. Power point. Hatch leading to attic.

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Study:

Approx. 9'1" x 4'2". Fitted carpet. Ample power points.

Bedroom 2:

Approx. 15'3" x 11'6". Fitted carpet. Centre light. Radiator. Fitted wardrobes with storage. Cupboard housing hot water tank and providing airing facility and storage. Door leading to **Eaves** providing extensive storage with potential to develop. Fitted carpet. Light. Radiators. Ample power points.



Bedroom 3:

Approx. 12'8" x 11'5". Fitted carpet. Centre light. Radiator. Quadruple fitted wardrobes with mirror doors. Ample power points.

Bathroom:

White three piece bathroom suite comprising wc, wash hand basin and bath with shower over. Tiled floor. Partially tiled walls. Radiator. Spotlight. Walk in shower with wet wall and mains shower.



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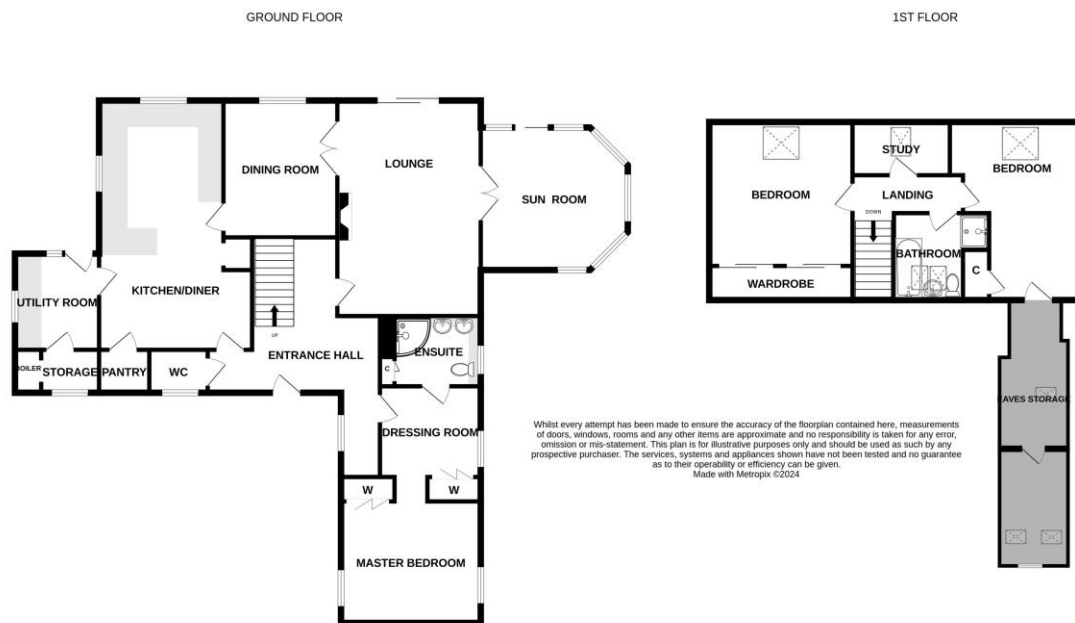
Outside:

Property is set in enclosed spacious cottage gardens to the front, rear and side of the property with mature trees and fruit trees, shrubs and flower borders. Green house, garden shed and patio areas. Water feature. Double garage with partially floored loft, workbench and car pit. Parking for 4 to 5 cars on driveway.



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Viewing:

By arrangement through Sellers on 01828 686378 or through Selling Solicitors on 01382 201964.

How to get there:

From Dundee follow the A90 onto the B953 to Inchtire and onto Main Street. After the red stone Church on the left and after the bus stop on the left take the first Lane on the left and the property is located half way down this Lane.

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