



 **clyde**
PROPERTY

7 WYLIE COURT
MURTHLY PH1 4EQ

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Clyde Property are delighted to bring to the market this unique and highly desirable detached family villa forming part of a prestigious development within the village of Murthly. The property is of the Dunkeld house type and offers unrivalled luxurious living within a peaceful setting amongst mature Scottish pines. Murthly is an ancient village and its historical Stone Circle is located within the 65 acres of Druids Park, the former old Murthly Hospital site. Tree lined avenues and woodland walks provide easy access to the surrounding countryside and River Tay beyond making this an idyllic setting to live in. The village offers a range of local amenities including a village shop with Post Office, a village hall, award winning bar/restaurant and Primary School. Murthly lies approximately 6 miles from the historic town of Dunkeld and 12 miles from the City of Perth providing easy access to a variety of shopping and leisure facilities along with beautiful scenic walks and cycle routes.



AT A GLANCE

Detached villa with double garage

Master bedroom with ensuite shower room and dressing room

Guest bedroom with ensuite shower room

Two further double bedrooms

Lounge

Family room

Dining room

Study

Kitchen

Corner plot which boasts one of the largest garden grounds

THE FINER DETAIL

Oil fired central heating

Double glazing

Floor area - 257m²

Ultra-fast fibre broadband – up to 330mb available

Bose Lifestyle Multi-room audio system

Underfloor heating in kitchen, utility room and bathrooms

Greenhouse, summer house and sheds included

Curtains and light fittings not included, but available by separate negotiation

EPC Band E











The property is entered via double doors to a vestibule and then double French doors lead to a welcoming split-level reception hallway. There are four public rooms on the ground floor: impressive sitting room with feature natural sandstone fireplace and living flame gas fire, raised ceiling, hardwood walnut flooring, integrated Bose multi-room audio system and French doors to the rear south facing garden; steps lead to a carpeted study which overlooks the front garden and is home to the super-fast fibre broadband hub. Adjacent is a fantastic dining room, perfect for entertaining, with solid walnut flooring, ceiling speakers and French doors to the rear garden. A tiled cloakroom is also accessed off the main hall, with Duravit sanitary ware, feature tap and underfloor heating.

The modern and spacious dining-kitchen is fitted with a range of wall and base units, integrated Gorenje Pinnafarina appliances, granite and Iroko wood worktops and multi-room speakers. The adjacent utility includes matching base and wall units with space for washing machine, tumble dryer and additional appliances and a shelved larder cupboard to the rear. There is also a back door to the garden and access to a very

spacious attic. The integral double garage is also accessed through the utility room. Both the kitchen and utility room benefit from slate flooring throughout with electric underfloor heating. Completing the ground floor accommodation is an informal sitting room (currently used as a playroom) with walnut flooring. This room can be accessed via steps from the kitchen or from the front hallway.

Carpeted stairs lead to a generous gallery landing and large, hardwood walnut floored open plan area with French doors, which lead to a balcony overlooking the rear garden. If required, this space could easily be converted into a fifth bedroom. There is a contemporary family bathroom with underfloor heating, heated towel rail and recessed ceiling speakers. There are four double bedrooms, two of which enjoy multi-room speakers and ensuite facilities. Both ensuites have heated towel rails and underfloor heating; and the master ensuite shower room has a 'hot box', Duravit-Starck sanitary ware and Hansgrohe feature tap as well as multi-room speakers. The master bedroom boasts a double aspect and a walk through dressing room.





There is double remote integral garage, and the surrounding landscaped garden includes specimen trees, shrubs, vegetable garden (with four raised beds), greenhouse and beautiful beech hedging. This fully enclosed mature rear garden includes two paved patio areas, ideal for barbecues, a summer house and a garden shed. A wooden gate leads from the garden onto the extensive lawned communal area known locally as the 'cricket pitch'.

This is an outstanding, executive family home combining the peace and tranquillity of a semi-rural location with the efficiencies and benefits of modern build standards.

This attractive four bedroomed/four public room, detached villa combines very flexible contemporary accommodation extending to 262m² within a

safe, peaceful and convenient location.

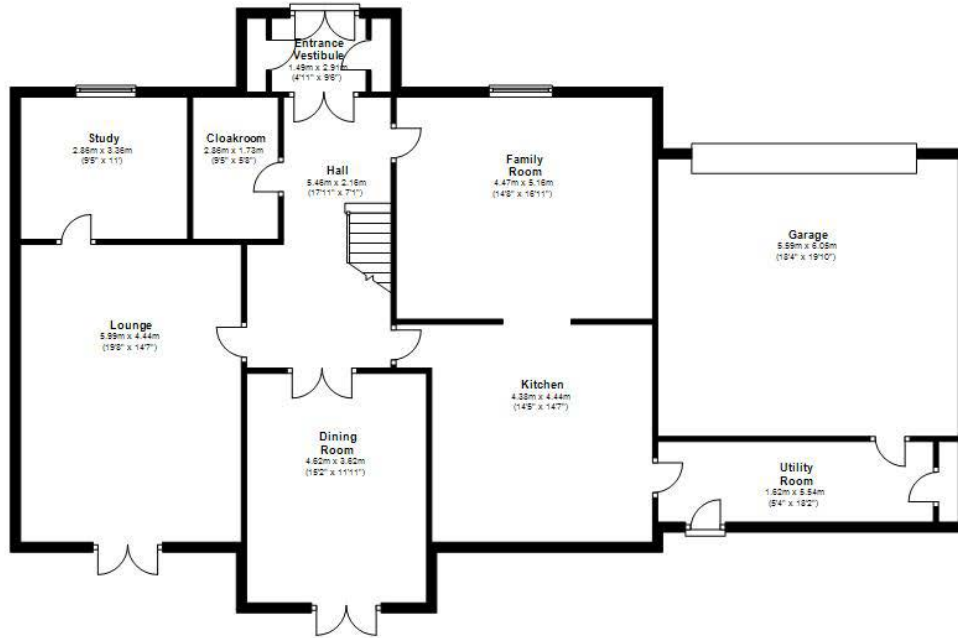
The position of the property is arguably one of the most private within the development with a lovely open aspect to the rear, being located at the end of a cul de sac. Enviably positioned on a generous corner plot, it also boasts perhaps one of the largest garden grounds.

Presented in immaculate condition, the property benefits from double glazing, oil-fired central heating, excellent storage space, double garage, plenty of parking and a very private south facing rear garden.

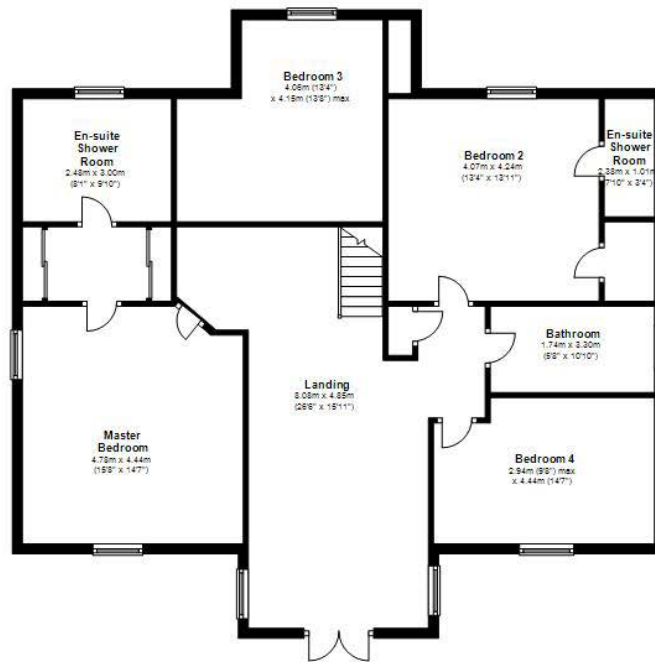
Early viewing is highly recommended as this house type and particular siting is rare to the market and will appeal to a variety of prospective purchasers.



Ground Floor



First Floor



7 WYLIE COURT
MURTHLY PH1 4EQ

EPC Band E

Approx gross internal area 2766.32 sqft | 257 sqm

Property reference XJ1231

Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points.







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