



1 FORGAN GROVE

Forgandenny, Perth, PH2 9FL



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A modern family home with bright, spacious accommodation located within an attractive development that is close to the city of Perth with good access to Scotland's major road network.

Summary of Accommodation:

Ground Floor: Entrance Vestibule, Entrance Hall, Entertainment Room, Sitting Room, open plan Dining/Living Kitchen, Utility Room, WC.

First Floor: Principal Bedroom with en-suite Bathroom, Second Principal Bedroom with en-suite Shower Room, Bedroom three, Bedroom four with Jack and Jill en-suite Bathroom, Bedroom five/ Study with en-suite Shower Room.

Exterior: Established garden with lawn areas, feature rockery and mature trees and shrubs. Substantial wrap-around patio terrace with firepit.

Private driveway. Integral Double Garage and EV charging point



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Situation

1 Forgan Grove is located within an attractive cul-de-sac to the east of the village of Forgandenny and is bounded to the west by the grounds of Strathallan School.

Forgandenny has a primary school that serves the local community. The highly rated independent Strathallan School that provides both primary and secondary education, is located within walking distance.

For outdoor enthusiasts cycling, hill walking and equestrian sports are locally available, as well as local golf courses in nearby Dunning, Perth and Gleneagles. As well as its excellent golf courses, the internationally renowned Gleneagles Hotel offers spa, gym, swimming and several outdoor activities and fine dining.

The historic village of Bridge of Earn has a Post Office, General Store, Chemist, and Primary School. The City of Perth, six miles away, offers a range of retail and leisure facilities, as well as professional and banking services. There are several excellent restaurants, a swimming pool, ice rink and two sports centres as well as the new concert hall and museum.

The property provides rapid access to the M90 motorway (6 miles), and feeds into central Scotland's arterial road network (A9/M90) with dual-carriageway routes to Edinburgh, Dundee, Aberdeen, Stirling and Glasgow. Edinburgh International Airport (28 miles) and Glasgow International Airport (50 miles) are readily accessible.

General Description

1 Forgan Grove sits within an attractive cul-de-sac of similar styled homes. The surrounding common landscaped grounds provide a secluded country setting. The house has been attentively renovated and extended by the current owners to provide comfortable, tastefully presented, modern living accommodation with generous well-proportioned flexible living spaces.

The sheltered main entrance opens to the generously proportioned vestibule that has dual windows, with colonial style shutters, and a large integrated wardrobe. The hall provides access to the principal rooms on the ground floor as described below.

The generously proportioned Entertainment Room benefits from dimmable LED ceiling spotlights and dual aspect windows fitted with colonial style shutters. The original fireplace can be reinstated if desired.





An open corridor provides access to the generously proportioned Sitting Room that is also accessible from the Open Kitchen. The room is flooded with natural light from floor to ceiling triple glazed picture windows and double patio doors; all with electric blinds. The sliding patio doors provide direct access to the garden. This room is ideal for modern day-to-day living and equally for formal entertaining as presented in the accompanying photos.

In keeping with the open plan design, the stylish and functional Dining Kitchen area is accessed through an open space. It features a vaulted ceiling with dual Velux roof lights further enhancing the atmosphere of light and space. A feature is the west facing floor to ceiling picture window that looks out on the rose garden and beyond, Strathallan School grounds.

The German Kitchen Design kitchen is fully loaded with Siemens StudioLine appliances including coffee machine, steam oven and separate oven, full size fridge and separate freezer and Miele dishwasher.

The stainless-steel sink has a Quooker tap providing filtered, hot & instant boiling water.

The kitchen has been thoughtfully configured to align with modern lifestyle trends. It incorporates both a dining area, attractive living area and a large island with breakfast bar and a full-size induction cooking hob with built in extractor. There are ample storage units and soft touch drawers throughout the kitchen.

Also on the ground floor is the generous powder room with Porcelanosa WC and vanity unit.

Completing the ground floor is the spacious and well-appointed Utility Room that includes worktops, incorporating a sink with draining area, plumbing for built in washing machine and separate dryer, a fridge freezer combination and several floor and wall mounted storage cupboards. The associated boot room has a floor to ceiling picture window with a rechargeable battery-operated blind. Floor mounted electrical sockets provide power outlets for exercise equipment.

A door provides access to the integral Double Garage. The garage has a built-in work bench with power outlets and built in cupboard space. Also, an Electrical Vehicle charging point.

Ground floor heating is provided by NeoStat zone controlled underfloor heating. All ground floor rooms have modern, built-in led ceiling spotlights, with dimmer control in the Entertainment Room, except for the Lounge area that has engineered parquet flooring. The entire ground floor has Porcelanosa tiles.

From the Entrance Hall a staircase rises to the First Floor landing that provides access to all bedrooms and a large, built-in hallway cupboard. The area is flooded with natural light through several windows, each of which has colonial style shutters, as do all bedroom windows.

Stylish double doors open into the beautifully proportioned Principal Bedroom Suite that has a large dressing room with shelving units and hanging space. The en-suite Bathroom comprises a walk-in shower, Porcelanosa integrated wash hand basin with soft touch drawer and mirrored vanity cabinet, bath with separate handheld shower attachment, WC, and heated wall mounted towel rail.

Accessed further down the landing corridor is the second Principal Bedroom Suite that is equally well proportioned with a dual aspect. The large dressing area provides ample storage space with hanging rails and shelving. The en-suite Shower Room has a walk-in shower cabinet, integrated wash hand basin with storage unit and vanity mirror, WC, and heated wall mounted towel rail.

Double Bedroom 3 has a built-in wardrobe with hanging space and shelving. Neighbouring, is Double Bedroom 4 that has a built-in wardrobe with hanging space and shelving. There is direct access to the en-suite Jack & Jill Bathroom that is further accessed from the landing. The Bathroom has a walk-in shower cabinet, integrated wash hand basin with storage unit and vanity mirror, WC, and heated wall mounted towel rail.



Completing the First-Floor accommodation is Bedroom 5 that is currently used as a Study. It has a built-in wardrobe and an en-suite walk-in shower cabinet, integrated wash hand basin with storage unit and vanity mirror, WC, and heated wall mounted towel rail. This room has potential use as a bedroom or office.

1 Forgan Grove extends to about 4,000 sq ft (364 sq.m) The accommodation is spacious and well-appointed throughout, and clever use has been made of large picture windows, roof lights and patio doors all maximising natural light and views overlooking the charming garden grounds. The accommodation is generous and thoughtfully laid out for both family living and entertaining.

In summary, the property has several pleasing and practical features including top of the range German Kitchen Studio kitchen, engineered parquet flooring and large picture windows with electric blinds in the Sitting Room; Porcelanosa floor tiles throughout the rest of the ground floor. NeoStat controlled zone heating, built-in LED spotlights throughout the ground floor. En-suite upstairs bathrooms with porcelain tiles.

GARDEN

The house stands within a plot befitting of its stature and features a beautiful, mature garden, with areas of lawn interspersed with feature rocks. The garden has been wonderfully stocked over the passage of time, with interest and enthusiasm, and showcases verdant borders with a wide variety of flowering plants, shrubs and specimen trees providing year round colour and interest.

The garden can be accessed directly from the sitting room and has been planned and planted to great effect, creating something of a private haven to the rear of the house. The stylish, south-west facing, sheltered Porcelanosa

tilled patio has a large hearth that provides the opportunity to warm cool evenings with a log fire. It is ideal for alfresco dining and entertaining in the warmer months. The wrap around garden offers different areas for seating to capture the sun throughout the day and provides different aspects of the garden and the surrounding scenery.

The driveway provides both off-road parking and access to the integral Double Garage that has up and over remotely controlled doors. Inside the garage has a work area with built in cupboards, electric light and power outlets and an Electrical Vehicle charging point.

GENERAL REMARKS AND INFORMATION

The property benefits from solar PV panels and underfloor heating throughout the ground floor.

Viewing

Viewing is strictly by appointment with the Selling Agents.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is PH2 9FL.

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price.

Classifications

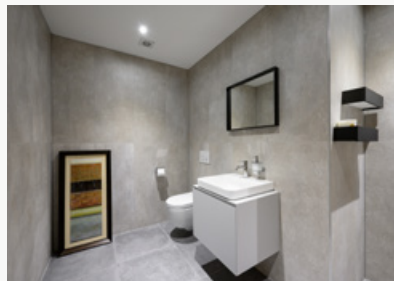
Council Tax - Band G
EPC Rating - Band C

Tenure

Freehold

Services

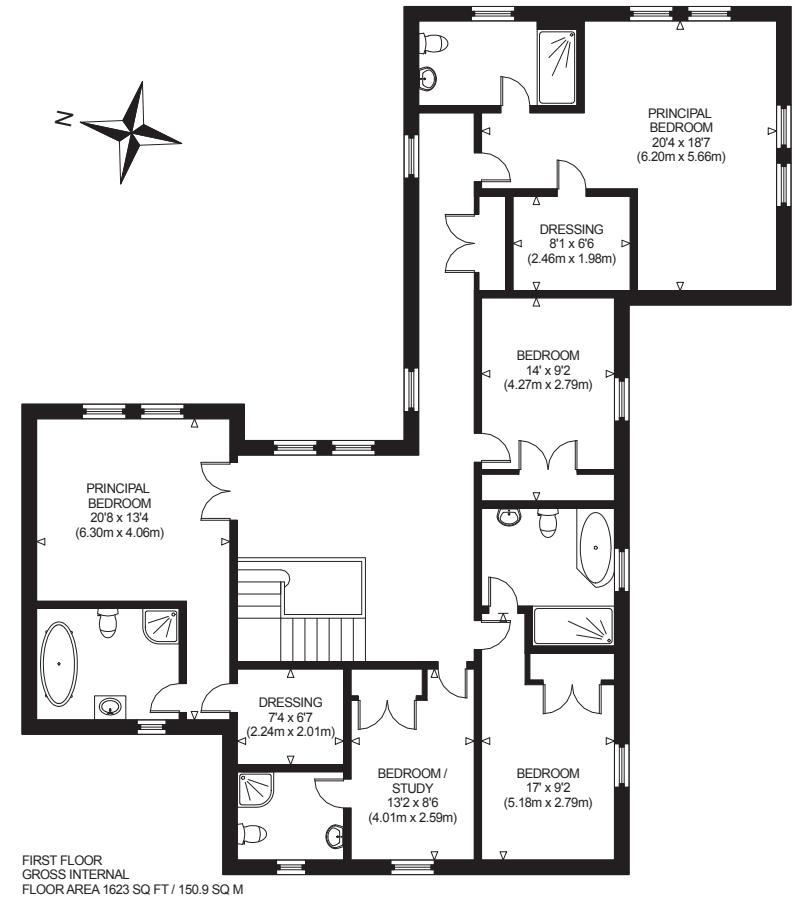
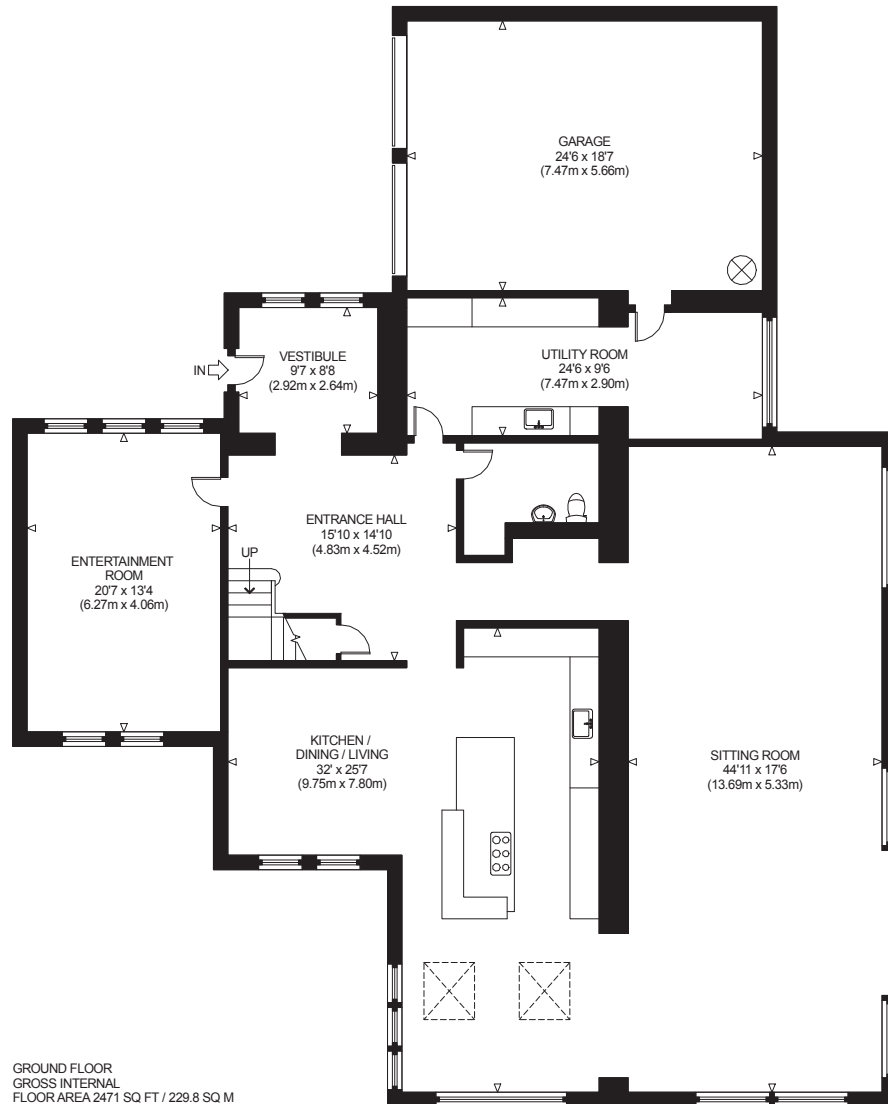
Mains water and electricity, 2 air source heat pumps, mains drainage.











FORGAN GROVE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 4094 SQ FT / 380.7 SQ M
GARAGE FLOOR AREA 455 SQ FT / 42.3 SQ M
TOTAL COMBINED FLOOR AREA 4549 SQ FT / 423.0 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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RETTIE

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Offers

Offers should be submitted in Scottish Legal Form to the joint sole selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6HA. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

Internet Websites

Properties and other properties offered by Rettie & Co can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, and www.thelondonoffice.co.uk.

Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Particulars and Plans

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available on request.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agents, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

Rettie & Co give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.







Proof and Source of Funds/Anti Money Laundering Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction. All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

RETTIE

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