



Chomraich, 4 Clathymore Drive

| Tibbermore | PH1 1NW

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Description

A striking detached family house this former show home is located on a prime corner site in an exclusive residential development in the heart of rural Perthshire. The property benefits from a striking veranda with a southern aspect overlooking a green field site.





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Viewing is strongly recommended to fully appreciate the excellent levels of natural light in the lower level living accommodation as well as the high quality finish throughout. The main reception rooms on the ground floor provide excellent contemporary living space, having a mix of hardwood and black flagstone style slate floors. There is access from the lounge to the covered verandas ideal for relaxing and entertaining. The kitchen is spacious with Shaker cabinets beneath granite work surfaces, a good range of integrated appliances, an island unit with twin Belfast Sinks, a gas range cooker and plumbing is available for an American style fridge freezer. Additional features include an oil fired under floor heating in the ground floor accommodation and electric under floor heating in the upper floor bathrooms, a zoned security alarm system and external lighting. There is a good amount of deep built in storage space throughout, and all the bedrooms have built in wardrobes.

Further features include both an oil storage tank (for central heating) and an LPG storage tank for the living flame gas fire and the range cooker. There is approximately 5 years of NHBC insurance remaining. Within the development, the green belt, access roads and reed bed drainage/sewage system are maintained. The current annual charge is £1400 pa.

The gardens, laid principally lawn to the side and rear, are southerly facing with some herbaceous borders and pleasant seating areas, which are perfect for barbecues and outdoor entertaining. The gravel driveway incorporates an L-shaped turning point at the front entrance and leads to the double integral garage which has electric up and over doors power, light and is alarmed. EPC - C

From Perth, take the A9 towards Auchterarder. After 2 miles, turn right onto a minor road signposted Kinkell Bridge and continue for 2.9 miles. Turn right at the crossroads and continue for about 0.7 miles. The entrance to Clathymore is on the right hand side. From Stirling, after Aberuthven, turn left signposted Findo Gask. At the top of the hill, cross over the crossroads and continue for about 0.7 miles.









Lounge	19'8 x 15'0	5.99m x 4.57m
Dining Room	22'6 x 11'8	6.86m x 3.56m
Kitchen	12'0 x 15'11	3.66m x 4.85m
Utility	9'6 x 10'7	2.90m x 3.23m
Shower Room	5'4 x 8'11	1.63m x 2.72m
Ground Floor Bedroom	12'4 x 13'10	3.76m x 4.22m
Entrance Hall	14'7 x 11'11	4.45m x 3.63m
Master Bedroom	16'2 x 15'0	4.93m x 4.57m
Dressing Area	3'5 x 8'9	1.04m x 2.67m
En-Suite	10'6 x 8'4	3.20m x 2.54m
Family Bathroom	8'3 x 9'11	2.51m x 3.02m
Bedroom	14'2 x 10'10	4.32m x 3.30m
Bedroom	12'5 x 12'6	3.78m x 3.81m
Veranda	18'2 x 6'8	5.54m x 2.03m
Garage	24'1 x 19'5	7.34m x 5.92m



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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