

Simple Approach



**14 Cairnie Road, St Madoes
Perthshire PH2 7NA**

Offers over £204,950

Simple Approach are excited to bring to the market this stunning four bedroom semi-detached home in the great village of St Madoes. This home comprises of a modern kitchen that is hand made solid wood with granite worktops and amazing units space, a bright lounge with an gas log burning effect fire and a front facing window, there is also a bedroom/dining room on the ground floor level. To the upper floor there is three double bedrooms with an endless amount of light, this property has been held to a very high standard with modern flooring and carpets throughout. Boasting sought after features such as gas central heating, double glazing and well maintained garden grounds and large garage and driveway to the rear of the property.. This great property is not to be missed and will suit a number of purchasers especially those looking for a semi-rural location without compromising locality to amenities.

Bathroom

5'11" x 7'8" (1.81 x 2.35)

Sitting Room

11'6" x 11'1" (3.53 x 3.39)

Lounge

13'9" x 12'1" (4.2 x 3.70)

Kitchen

9'10" x 11'1" (3.02 x 3.38)

Master Bedroom

13'10" x 11'0" (4.24 x 3.36)

Bedroom 2

14'2" x 9'4" (4.32 x 2.87)

Bedroom 3

11'1" x 8'6" (3.40 x 2.61)

Location

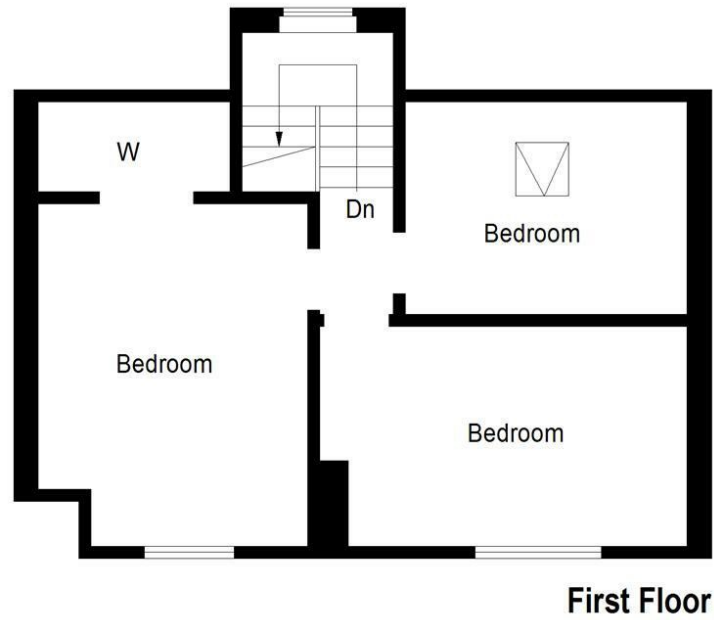
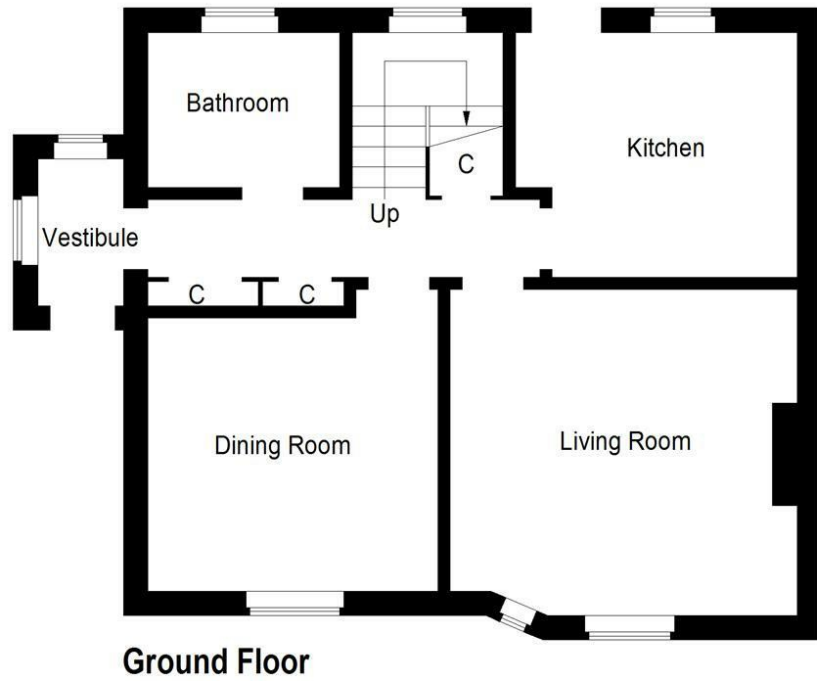
The village of St. Madoes is set in the Carse of Gowrie just outside the City of Perth and offers local amenities such as a local shop, two parks and a reputable Primary School, as well as all High Street shopping found further afield in Perth City Centre just minutes away via the A90. For the commuter, St. Madoes offers excellent motorway links to both Perth & Dundee, as well as Edinburgh, Glasgow & The Central Belt.





- Semi-detached 3 Double Bedroom House
- Perfect Family Home
- Gas Central Heating and Double Glazing
- Beautiful Large Rear Garden With Drive Way and Garage
- Sought-After Village Location
- Move-in Condition Throughout
- Bright and Spacious





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland EU Directive 2002/91/EC		