

Simple Approach



Middleton , Perth
Perthshire PH1 4AS

Offers over £194,950

Simple Approach are delighted to welcome this well presented and ideally situated detached bungalow in the heart of the stunning Northern Perthshire countryside to the open market. Set within easy reach of the larger Village of Bankfoot this property is ideally placed for those seeking the benefits of peaceful living without compromising locality to amenities found just a short distance away. This superb property is a rare addition to the market, offering a very good standard of accommodation across one accessible floor, ideal for those seeking modern and easy bungalow living. Comprising; a bright and generously proportioned living and dining room offering open views from all angles and a gorgeous open fire with elegant surround and mantle, a large family kitchen with country-style base and wall cabinets with ample space for dining and further freestanding appliances beyond the integrated single oven and electric hob, an additional utility room, four double bedrooms with neutral and tasteful carpeting and decor and a modern family bathroom with shower over bath facility, creating a very unique opportunity for a potential holiday let/ long term rental investor, or growing family seeking something special. Boasting sought-after features such as UPVC double glazing, oil central heating and grounds offering a large family garden and an additional garage with ample private parking provided, this property is highly recommended for early viewing. A viewing appointment is also essential to appreciate the stunning location on offer, as well as the outstanding open views and overall living space.

This property is of Dorran Construction, so it is recommended prior to booking your viewing appointment that you ensure your arranged finances will support a property of non-traditional construction to avoid disappointment.

Lounge

18'8" x 13'10" x 22'0" x 8'3" (5.7m x 4.23m x 6.72m x 2.54m)

Kitchen

13'8" x 13'9" (4.18m x 4.21m)

Utility Room

6'9" x 5'7" (2.07m x 1.71m)

Hallway

21'5" x 4'0" (6.55m x 1.24m)

Bathroom

10'5" x 6'1" (3.18m x 1.86m)

Bedroom 1

8'10" x 10'5" (2.71m x 3.19m)

Bedroom 2

13'3" x 9'8" (4.04m x 2.95m)

Bedroom 3

11'3" x 13'3" (3.44m x 4.04m)

Bedroom 4

10'5",m x 10'0" (3.18,m x 3.06m)

Garage

32'9" x 9'0" (10.0m x 2.75m)

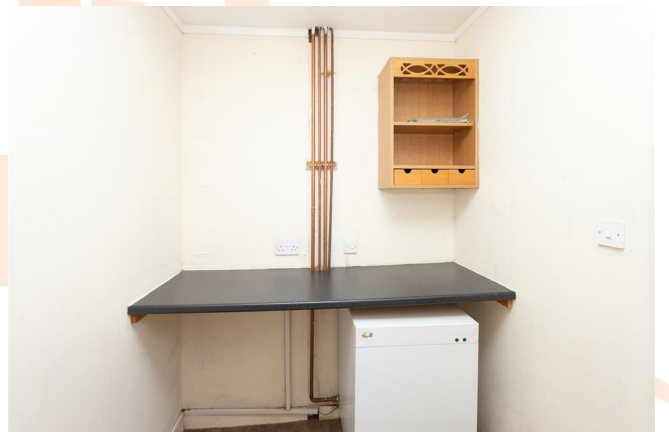
External

The property offers a superb family garden surrounding where there are assorted trees, including an apple tree, which provide reasonable shelter. There's a washing green in the rear garden and a further tarred parking area to take full advantage of. Middleton House itself lies about 150 metres from the road, which is shared with one other neighbouring property, located a little further up the driveway.

Location

This property is well located to enjoy some of the best commuter links in Scotland. Within minutes the commuter will find themselves placed on the A9 making way to Inverness or the Inveralmond roundabout where all routes to Scotland's major cities can be found. Within the beautiful village of Bankfoot just a few minutes drive away are all expected local amenities including a local

Primary School, restaurants, a pub and shop. Bus routes are available to Perth City Centre from the main street of Bankfoot and daily allocated buses are available to Perth's Bertha Park School from the same Village which provides secondary fully digitised education. Nearby is the four-star "Taste of Perthshire", with restaurant, deli, shop and food larder. Historic Dunkeld is 5.5 miles away with beautiful tracks for walking, cycling and riding close to the River Tay. There are hotels, including Dunkeld House Hotel, independent shops, local arts and crafts and a vibrant music scene. There is majestic Dunkeld Cathedral to visit and the magical Hermitage with its forest trails and waterfall. The larger City of Perth is situated only 11 miles from this property where a whole host of further amenities can be enjoyed, from the City Centres High Street shopping to larger supermarkets and a range of Private and Public Secondary schooling.





- Outstanding Panoramic Views
- Oil Central Heating & Double Glazing Installed Throughout
- Idyllic Rural Location Offering Peace & Tranquility
- Garage & Ample Private Parking Available
- Family Gardens Surrounding
- Property Recently Redecorated in Fresh, Neutral Tones Throughout





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	35	
(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		
(81-91) B		
(69-80) C		
(55-68) D		57
(39-54) E		
(21-38) F	30	
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC