

Simple Approach



**Kirkwood Steading , Perth**

**Perthshire PH2 7NF**

**Offers over £308,000**

Simple Approach are excited to bring to the market this stunning four bedroom Steading Conversion in the sought location on the edge of the village of St Madoes. This charming property boasts cottage features such as the exposed wood beams, cosy log burner and the stone pointing. Comprises of a stunning lounge with a gorgeous set of windows to allow sunlight to stream in, a modern dining kitchen with breakfast bar that is open plan with the dining area which provides access to the garden, a relaxing family room, a good sized double bedroom and a sleek downstairs shower room all over the ground floor level with the two further spacious double bedrooms and the modern and stylish bathroom on the upper level. With extensive garden grounds and a large gravel driveway providing off street parking. This property is an ideal purchase for any first time buyer or growing family looking for a modern and elegant home within an historic, semi-rural location on the outskirts of Glencarse and St. Madoes. **Viewing is essential to appreciate the picturesque setting of the property, as well as the beautiful grounds and the character on offer.**

**Kitchen**  
10'4" x 10'4" (3.15 x 3.16)

**Dining Room**  
9'1" x 8'9" (2.77 x 2.68)

**Master Bedroom**  
10'11" x 11'7" (3.33 x 3.54)

**Downstairs Shower room**  
6'0" x 5'0" (1.83 x 1.54)

**Entrance Hallway**  
15'6" x 7'10" (4.73 x 2.40)

**Office/Fourth Bedroom**  
9'10" x 8'8" (3.02 x 2.65)

**Bedroom 2**  
15'8" x 10'7" (4.80 x 3.24)

**Bedroom 3**  
15'8" x 11'4" (4.80 x 3.47)

**Family Bathroom**  
11'6" x 4'7" (3.53 x 1.41)

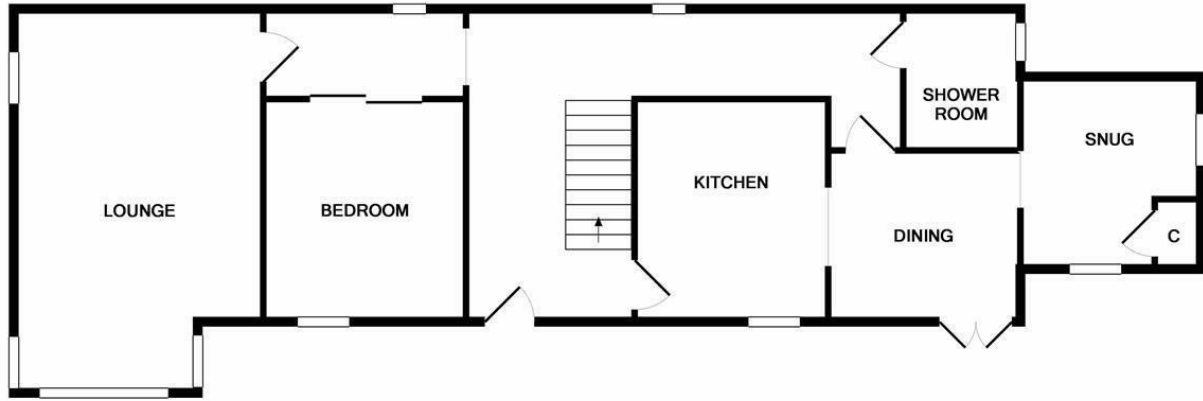
**Location**  
St. Madoes is set in the Carse of Gowrie just outside the City of Perth and offers local amenities such as a local shop, two parks and a reputable Primary School, as well as all High Street shopping found further afield in Perth City Centre just minutes away via the A90. For the commuter,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



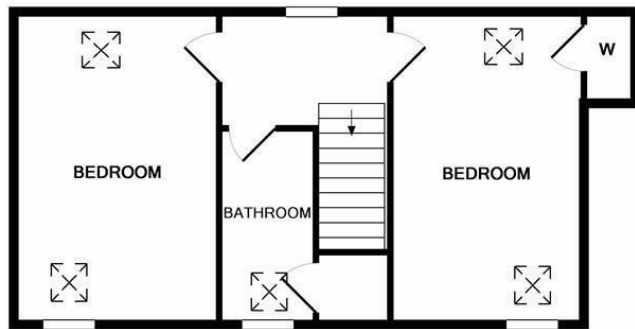


- Traditional Picturesque Mid Terraced Steading Conversion
- Charming Cottage Features
- Large Private South Facing Garden
- Modern Bath and Shower Rooms
- Sought After Village Location
- Countryside Views
- Stylish Kitchen
- Log Burner & Stone Pointing





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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>Scotland</b>		EU Directive 2002/91/EC