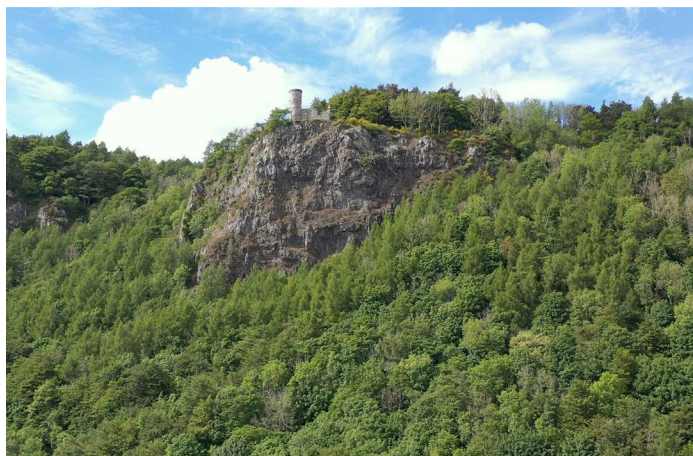


Simple Approach



**Kindale Kinfauns Holding, Perth  
Perthshire PH2 7JY**

**Offers over £346,995**

Simple Approach are delighted to welcome this unique property, Kindale to the Perthshire residential market, this stunning home enjoys spectacular views of Perth's famous Kinnoull Hill and is set on a sizeable plot of land in the peaceful location of Kinfauns. Kindale comprises of three sizable bedrooms with fitted storage, a bright front facing lounge with a large window allowing natural light to flood the room, a lovely conservatory over looking the beautiful garden, a generously sized dining room which could be used as a further bedroom and a fully fitted kitchen with breakfast bar feature and finally a useful utility room. This great family home is the ideal purchase for a family or mature couple looking for a home in a fantastic location with as much living space as possible. This stunning bungalow sits on the most beautiful plot of land surrounded by picturesque views and benefits from an extremely well manicured garden, a large driveway which would be suitable for multiple vehicles and a further single garage. This tranquil setting provides an opportunity to enjoy the fine Scottish summer evenings whilst taking in the breath taking views on offer. As the property is set in Kinfauns it enjoys some of Scotland's best road networks and commuting links. Viewing is highly recommended to appreciate the location, views and special property that is on offer.

**Lounge**

19'7" x 15'8" (5.98 x 4.79)

**Conservatory**

12'4" x 10'11" (3.76 x 3.35)

**Kitchen**

8'10" x 13'3" (2.70 x 4.06)

**Utility**

5'1" x 10'11" (1.57 x 3.35)

**Bedroom**

10'10" x 10'2" (3.32 x 3.10)

**Ensuite**

4'2" x 10'2" (1.29 x 3.10)

**Bedroom**

10'7" x 8'2" (3.25 x 2.49)

**Bedroom**

10'7" x 10'6" (3.24 x 3.22)

**Diningroom/ Bedroom 4**

10'2" x 10'10" (3.11 x 3.32)

**Bathroom**

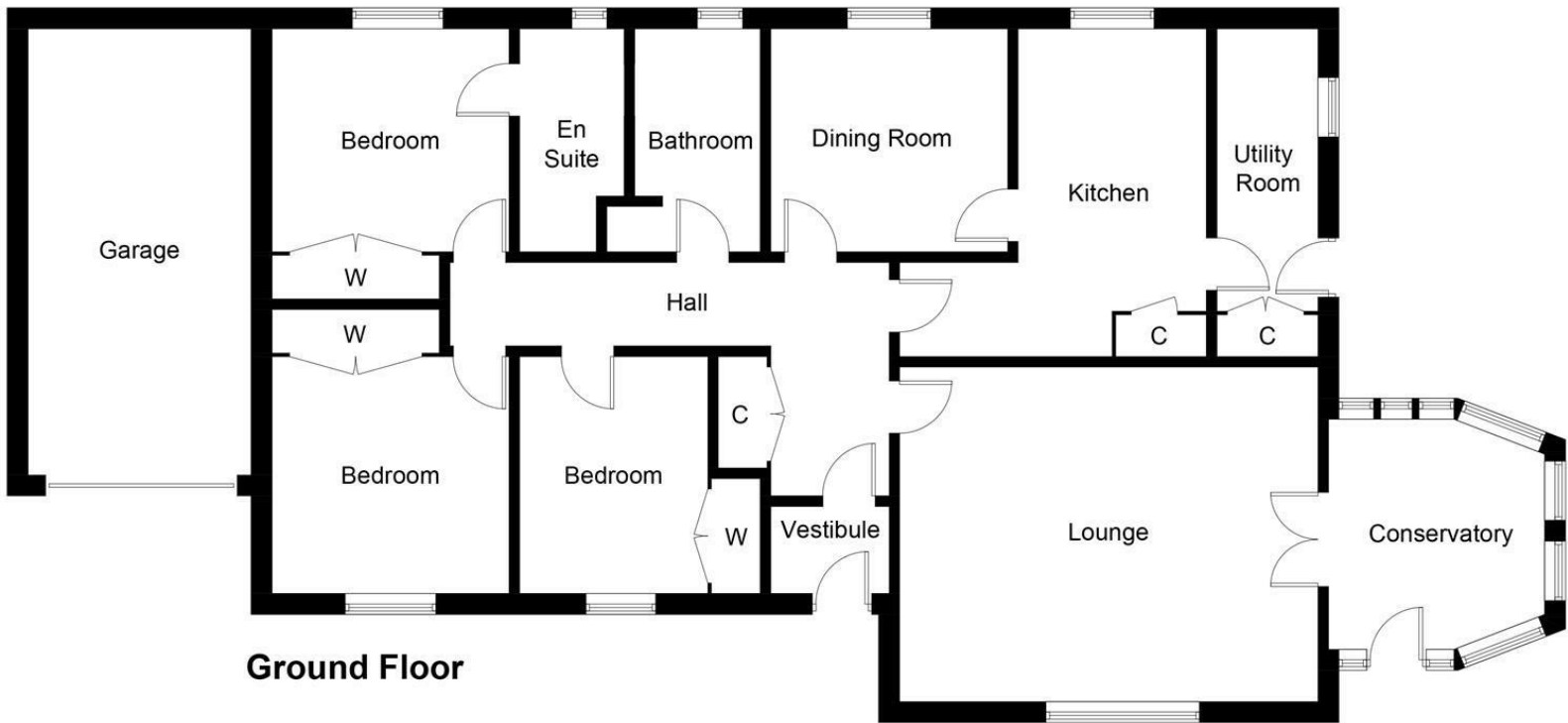
10'1" x 5'4" (3.09 x 1.64)





- Unique Three/Four Bedroom Bungalow
- Private Driveway And Garage
- Close To The Main Commuting Links To All Larger Cities
- Spectacular Views Of Kinnoull Hill
- Electric Heating
- Large, Well Manicured Garden Grounds
- Sought After Location





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>79</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>59</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			<b>59</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>38</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>		EU Directive 2002/91/EC	