

Simple Approach



**3 Ardchoille Gardens, Perth  
PH2 7HR**

**Offers over £269,950**

### 3 Ardchoille Gardens, Perth, PH2 7HR

Enjoying a sizable plot, this detached one storey bungalow offers an impressively spacious layout set entirely on ground level. Offered to the market in good condition throughout Ardchoille Gardens boasts accommodation perfect for both growing families or mature couple looking for a well located home with ample living space throughout. This lovely home comprises of a broad entrance hallway, bright and spacious lounge, a sizable kitchen, three generous bedrooms and a family shower room. Specification is equally impressive with efficient gas central heating and modern double glazing installed. Externally the property enjoys a private driveway suitable for multiple vehicles and stunning garden grounds to both the front and rear of the property. Viewing is essential to appreciate the overall excellent location and ample living space on offer here at Ardchoille Gardens.

#### **Kitchen**

9'6" x 9'9" (2.92 x 2.99)

#### **Bathroom**

6'3" x 5'7" (1.92 x 1.71)

#### **Bedroom**

11'6" x 9'7" (3.53 x 2.93)

#### **Bedroom**

9'6" x 13'6" (2.92 x 4.13)

#### **Bedroom**

13'7" x 13'6" (4.15 x 4.13)

#### **Lounge**

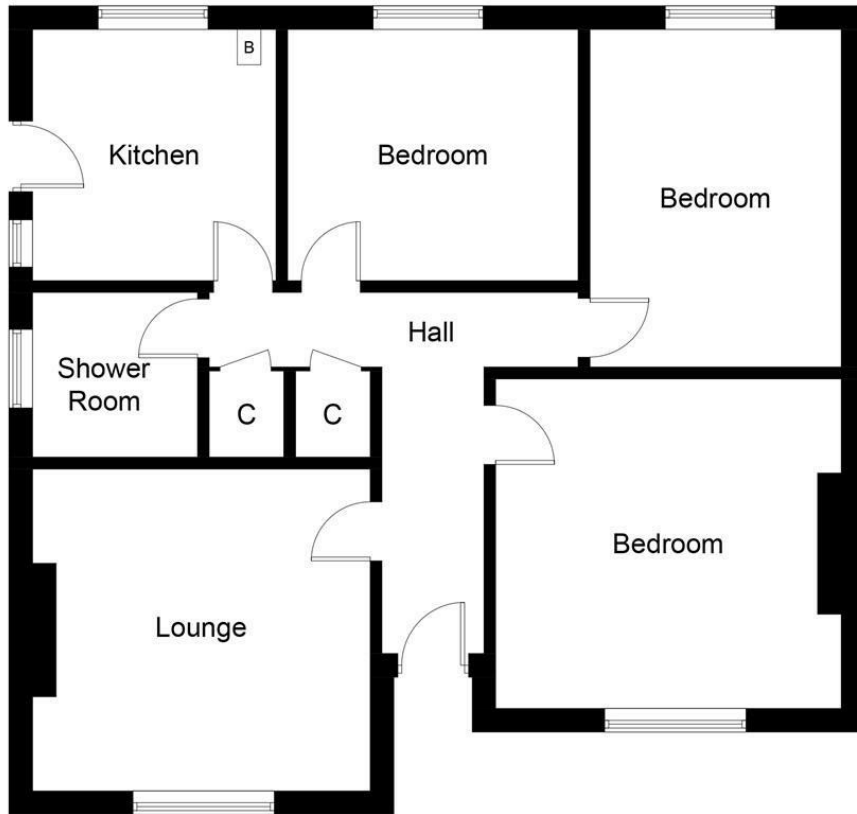
13'6" x 12'7" (4.13 x 3.84)





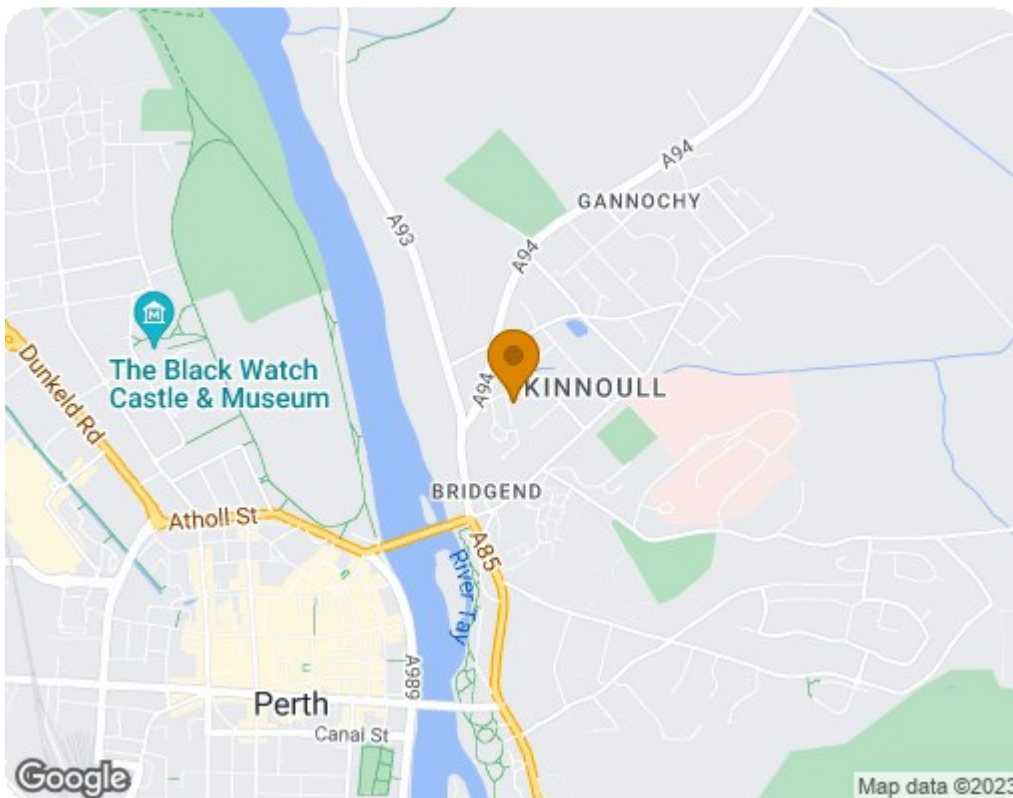
- Stunning Detached House
- Sizable Kitchen
- Gas Central Heating
- Three Generous Bedrooms
- Impressive Private Rear Garden
- Double Glazing
- Bright & Spacious Lounge
- Large Driveway





### Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID970723)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>68</b>	
(55-68) <b>D</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>80</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>64</b>	
(55-68) <b>D</b>			
(39-54) <b>E</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	