

Simple Approach



**Quappelle , Glencarse  
Perthshire PH2 7NL**

**Offers over £179,950**



Simple Approach are excited to bring to the market this stunning three bedroom semi detached property in St Madoes. An amazing semi-rural property that enjoys the views and open spaces without compromising locality to amenities and larger cities such as Perth and Dundee just a short drive away. This beautiful home comprising a bright and spacious lounge with a cosy log burner, a modern dining Kitchen with charming Belfast sink, ample room for a large table and chairs and access to the garden through sliding double glazed patio doors, three good sized double bedrooms the master of which has a modern en-suite shower room, and there is a further beautiful bathroom with claw foot bathtub. Boasting sought after features such as solar panels which generate feed in tariff payments, LPG central heating a spacious driveway and spacious accommodation. 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.

**Lounge**

17'3" x 18'6" (5.26 x 5.64 )

**Dining Kitchen**

12'2" x 22'0" (3.73 x 6.71 )

**Bedroom 1**

10'9" x 12'9" (3.30 x 3.89 )

**En-suite**

4'3" x 6'3" (1.30 x 1.93 )

**Bedroom 2**

8'5" x 10'2" (2.59 x 3.10 )

**Bedroom 3**

11'3" x 11'10" (3.43 x 3.63)

**Bathroom**

16'4" x 4'9" (5.00 x 1.45 )

**External**

Externally there is easily maintained gravel driveway leading round to the two parking spaces behind the property. There is a single detached garage with garden grounds to the side which are mainly laid to lawn and are enclosed by fencing.

**Garage**

10'7" x 22'1" (3.25 x 6.75)

**Location**

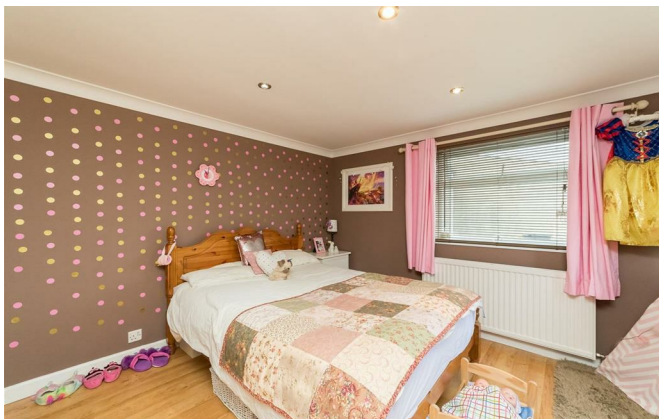
The village of St. Madoes is set in the Carse of Gowrie just outside the City of Perth and offers local amenities such as a local shop, two parks and a reputable Primary School, as well as all High Street shopping found further afield in Perth City Centre just minutes away via the A90. For the commuter,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

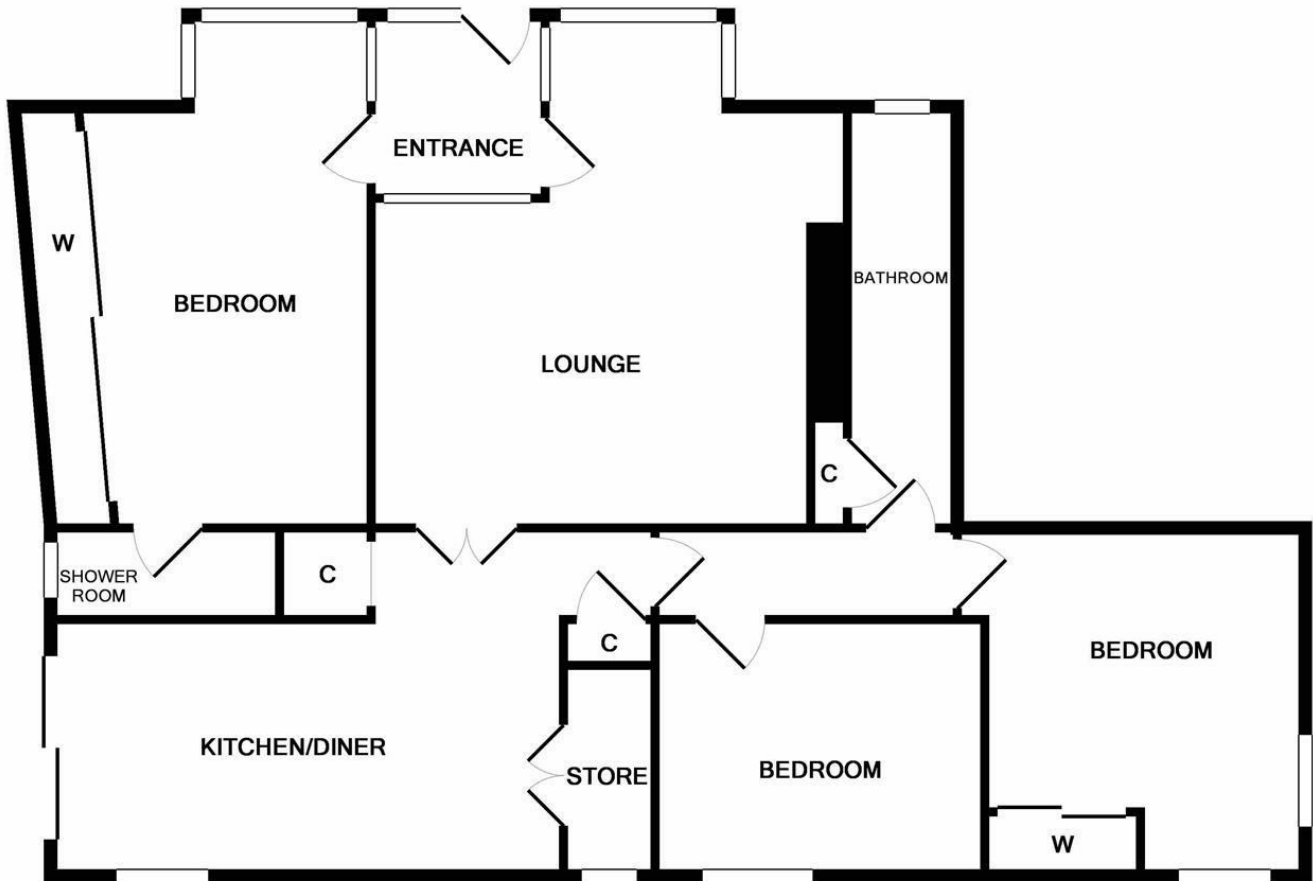






- Stunning Semi Detached Property
- Ample Off Street Parking and Detached Garage
- Three Double Bedrooms
- Good Sized Gardens
- Semi Rural Location
- Stunning Accommodation





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	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	79
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	32
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
Scotland	
Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	66
(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	
EU Directive 2002/91/EC	
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