

Simple Approach



Estate Agents



Mountview , Perth
Perthshire PH1 3NU

Offers over £259,950

Simple Approach are delighted to welcome this beautifully maintained and generously proportioned detached bungalow in West Huntingtower to the Perthshire market. Set just off the Crieff Road between Perth and Almondbank this property is ideally placed to take advantage of amenities found in either direction without compromising the benefits of a countryside spot surrounded by woodland walks and rolling fields. This property comes to the market in move-in condition throughout, having been well maintained by the present owners over the years to a high standard. Comprising; a warm and welcoming lounge with an attractive marble fireplace, a large family kitchen with ample space for dining, four double bedrooms with master en-suite WC and a generous family bathroom with contemporary four-piece suite including a freestanding bath. Boasting sought-after features such as a wrap-around garden accessed via a private double driveway, a detached single garage alongside modern comforts such as gas central heating & UPVC double glazing this property lends itself to a wide range of purchasers and absolutely must be viewed to appreciate the full package on offer.

Dining Kitchen

18'11" x 10'2" (5.77m x 3.10m)

Master Bedroom

13'9" x 10'2" (4.20m x 3.10m)

Master En-Suite WC

3'11" x 7'0" (1.20m x 2.15m)

Bedroom 2

13'9" x 10'2" (4.20m x 3.10m)

Bedroom 3

10'5" x 10'2" (3.20m x 3.10m)

Bedroom 4

8'8" x 10'2" (2.65m x 3.10m)

Family Bathroom

6'10" x 10'2" (2.10m x 3.10m)

Externally this sizeable plot benefits from a private driveway from the side of the property leading on to a single detached garage ideal for external storage or additional secure parking where needed. The gardens to the rear are enclosed and offer a private spot perfect for entertaining in the sunshine or for children to play safely, with beautifully manicured gardens to the front of the bungalow which offer a lovely welcome from the outset.

Location

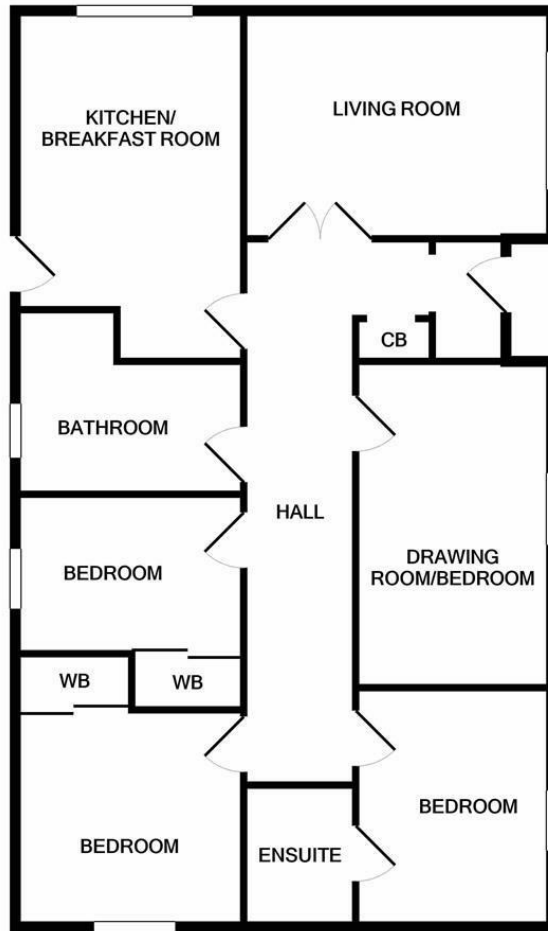
The property is well placed to take advantage of the ample amenities Perth set just a short distance away towards the East. This family home could not be better located for its countryside setting without compromising the benefits of being within minutes of local amenities such as a nearby large supermarket, as well as being within only minutes drive towards Perth City Centre for all High Street shopping.





- Beautifully Presented Detached Bungalow
- Large Family Gardens Surrounding
- Detached Garage & Private Driveway
- Four Double Bedrooms with Master En-Suite
- Sought-After Perthshire Location
- Gas Central Heating & UPVC Double Glazing
- Contemporary Bathrooms & Modern Kitchen





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
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			79
(81-91) B			
(69-80) C		64	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	