

Simple Approach



Estate Agents



Finella Main Street, Perth
Perthshire PH2 6EZ

Offers over £223,950

Simple Approach are delighted to welcome this immaculately presented and beautifully designed detached bungalow on the Main Street of Balbeggie to the residential market. Set right back from the main street in the heart of this stunning Perthshire Village this stunning family home is ideally placed to take advantage of amenities found in the village itself, without compromising the benefits of a countryside location surrounded by rolling fields and woodland walks. This property comes to the market in excellent condition throughout, having been completely renovated from start to finish by the present owner, including a recently fitted kitchen, fresh decoration and flooring and a stylish bathroom to name just a few features all on offer with this elegant property. Boasting further sought-after features such as gas central heating, double glazing and an extensive private driveway accommodating several cars comfortably this very sophisticated and ultimately very special home lends itself to a wide range of buyers, and would be the ideal purchase for any growing family looking for all of the internal benefits of a modern build property with the character of a period family home. Viewing is absolutely essential to appreciate the high quality of fixtures and finishings as well as the excellent location and the very generous plot that this property is set

Porch

8'8" x 10'2" (2.64 x 3.12)

Living Room

12'5" x 13'7" (3.80 x 4.15)

Kitchen

11'10" x 9'3" (3.62 x 2.84)

Bathroom

6'0" x 9'4" (1.83 x 2.85)

Bedroom 1

11'2" x 11'3" (3.42 x 3.43)

Bedroom 2

12'4" x 12'8" (3.78 x 3.88)

Bedroom 3

12'4" x 9'2" (3.77 x 2.81)

Garage

10'11" x 18'9" (3.34 x 5.72)

Outbuildings

7'0" x 18'0" & 7'0" x 8'1" (2.14 x 5.49 & 2.14 x 2.48)

External

Accessed via an electric gated entrance, this property boasts a sizeable plot which is fully enclosed for the safe play of children, creating the ideal spot for families entertaining in the outdoors. There is a large pebbled driveway accommodating a few cars and a large family garden.

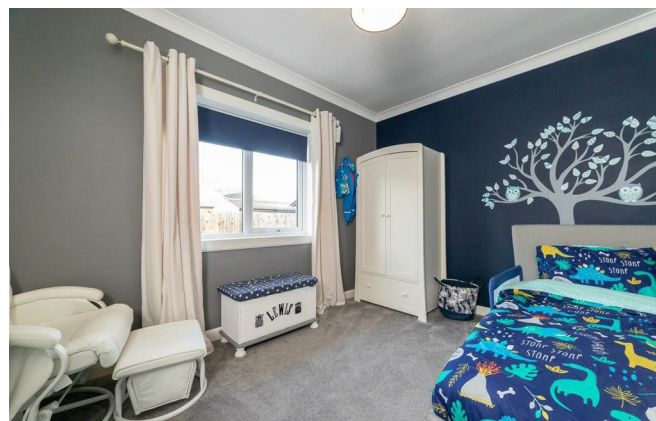
Location

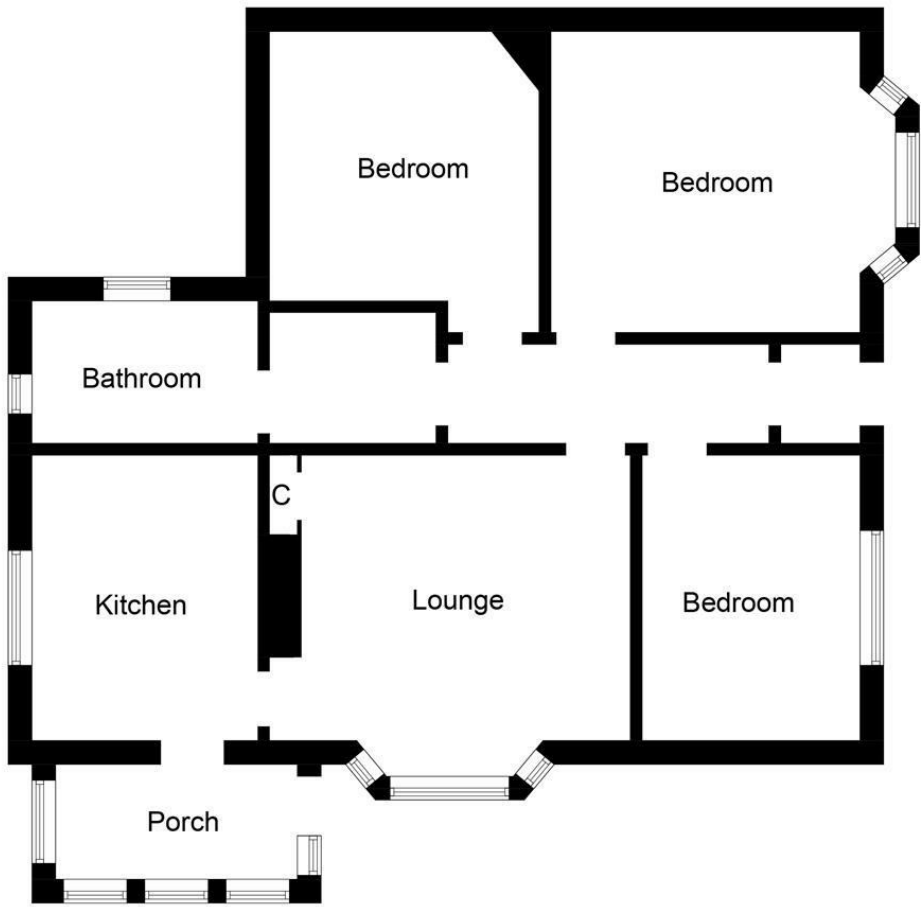
The village of Balbeggie enjoys a very accessible position within Perthshire, both for the commuter and for the modern family looking to be within close proximity of local amenities. The village offers a local pub, a convenience store and the reputable Balbeggie Primary School. Further afield there are plenty of shops, restaurants and schools found in the larger village of Scone just a couple of miles away, as well as all High Street shopping found in Perth City Centre just 7 miles South West of Balbeggie.





- Stunning Detached Family Home
- Three Double Bedrooms
- Gas Central Heating & Double Glazing
- Generous Plot Accessed Via Electric Gates
- Extensive Driveway with Detached Garage
- Idyllic Perthshire Village Location





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	67	
(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		82
(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		