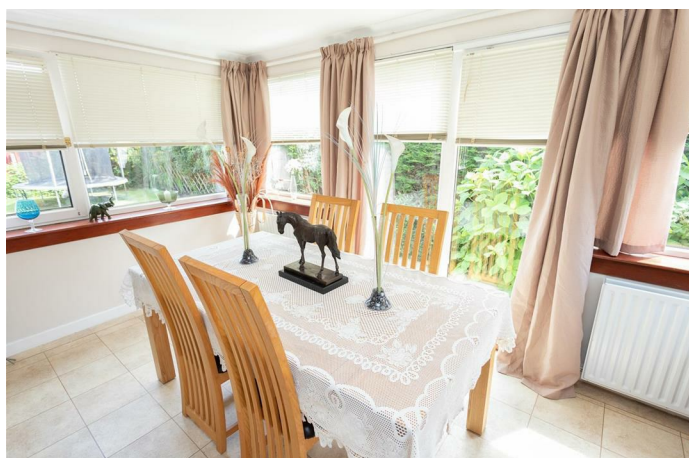


Simple Approach



Estate Agents



**6 Cairnie Road, Perth
Perthshire PH2 7NA**

Offers over £245,000

***** CLOSING DATE SET FRIDAY 4TH SEPTEMBER 12 NOON*****

Simple Approach are excited to bring to the market this stunning five bedroom detached home in the great village of St Madoes in Glencarse. This extensive home comprises a beautiful tiled hallway, a front facing lounge with a conservatory leading off, a separate dining room and separate kitchen. we also have a family bathroom downstairs and 2 double bedrooms. Upstairs we have three further bedrooms with the master having an en-suite. Boasting sought after features such as gas central heating, double glazing, a garage to the back providing off street parking and extensive well maintained garden grounds. This great property will suit a number of purchasers especially those looking for a semi-rural location without compromising locality to amenities.

Living Room

11'9" x 19'4" (3.59 x 5.9)

Kitchen

9'5" x 15'7" (2.89 x 4.75)

Dining Room

8'11" x 11'8" (2.73 x 3.56)

Conservatory

13'4" x 7'5" (4.07 x 2.27)

Bathroom

10'4" x 5'9" (3.16 x 1.76)

Downstairs Bedroom 1

10'1" x 10'7" (3.09 x 3.24)

Downstairs Bedroom 2

10'4" x 8'7" (3.15 x 2.62)

Upstairs Bedroom 1

13'1" x 7'10" (4 x 2.41)

Ensuite

5'9" x 12'9" (1.77 x 3.9)

Upstairs Bedroom 2

8'2" x 11'1" (2.5 x 3.4)

Upstairs Bedroom 3

10'5" x 13'6" (3.18 x 4.12)

External

Well maintained extensive Private Garden Grounds. The garden has lawn with the addition of a patio area perfectly situated for entertaining in the sunshine.

Location

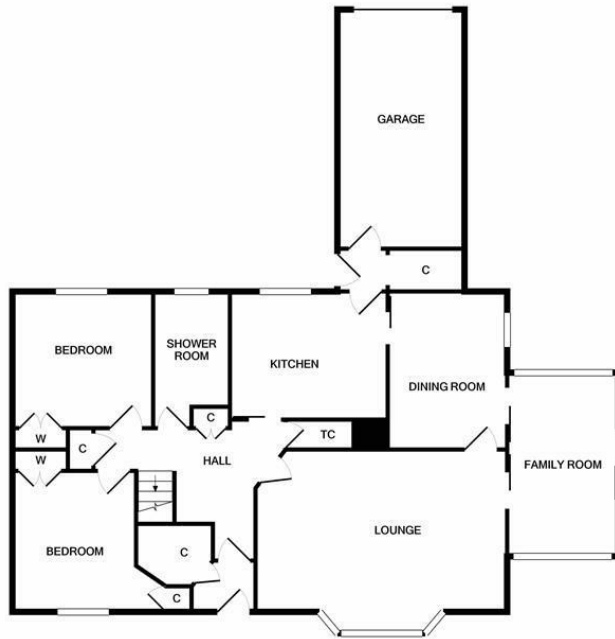
The village of St. Madoes is set in the Carse of Gowrie just outside the City of Perth and offers local amenities such as a local shop, two parks and a reputable Primary School, as well as all High Street shopping found further afield in Perth City Centre just minutes away via the A90. For the commuter,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



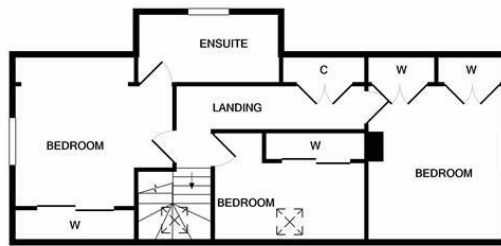


- Fantastic detached property
- Beautiful private front and back garden
- 5 bedrooms
- Ideal Location
- Gas Central heating & Double Glazing
- ***** CLOSING DATE SET FRIDAY 4TH SEPTEMBER 12 NOON*****





GROUND FLOOR



1ST FLOOR

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

Scotland EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

Scotland EU Directive 2002/91/EC