

Simple Approach



**The Steading Shenval Farm, Bankfoot  
Perthshire PH1 4DP**

**Offers over £199,950**

CLOSING DATE SET TUESDAY 24TH MARCH 12 NOON

Simple Approach are delighted to welcome this beautifully presented detached house in the heart of the Perthshire countryside to the open market. Set within easy reach of the Village of Bankfoot this property is ideally placed for those seeking the benefits of peaceful living without compromising locality to amenities found just a short distance away. This stunning property is a rare addition to the market, offering a very good standard of living accommodation across two floors. Comprising; a bright and spacious, open-plan living room and dining kitchen with wood burning fire and balcony overlooking the rolling hills to the side on the upper floor, with two double bedrooms, a stylish ensuite bathroom and further modern wet room all across the ground floor, creating a very unique opportunity for a potential holiday let investor, first time buyer or growing family. The property is also available to Perth City Centre from the top of Briston Road in Bankfoot and daily allocated buses are available to Perth's Bartha Park school from the same Village which provides secondary fully digitised education.

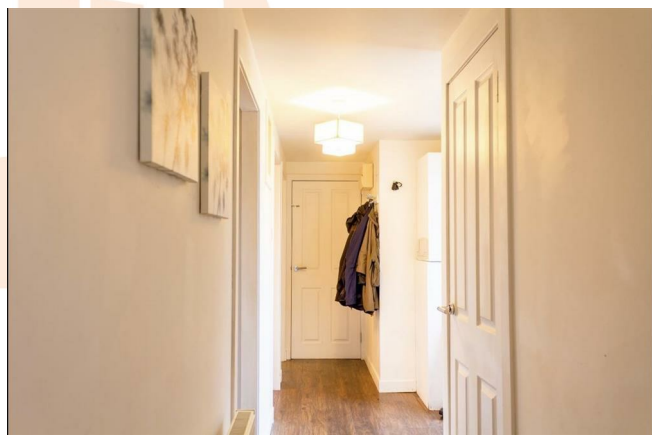
**Bedroom 2**

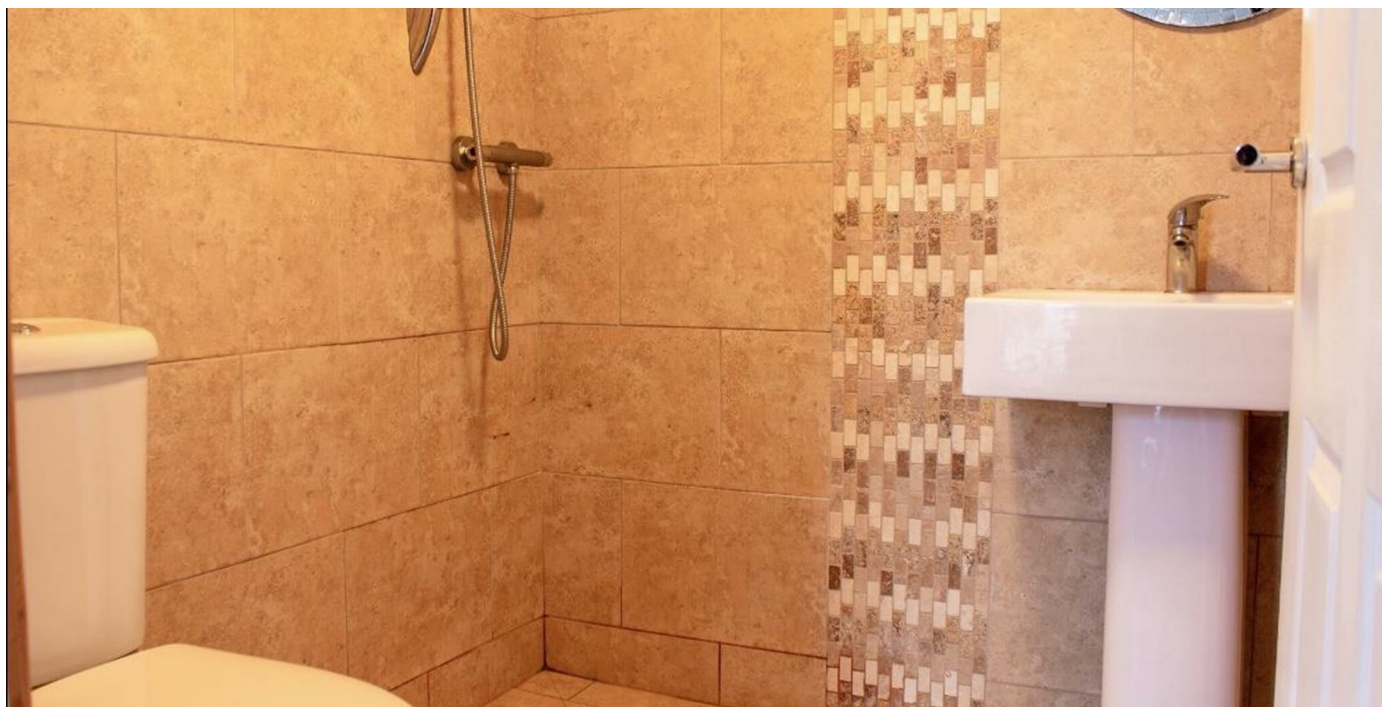
**Shower Room (Ground Floor)**

**External**

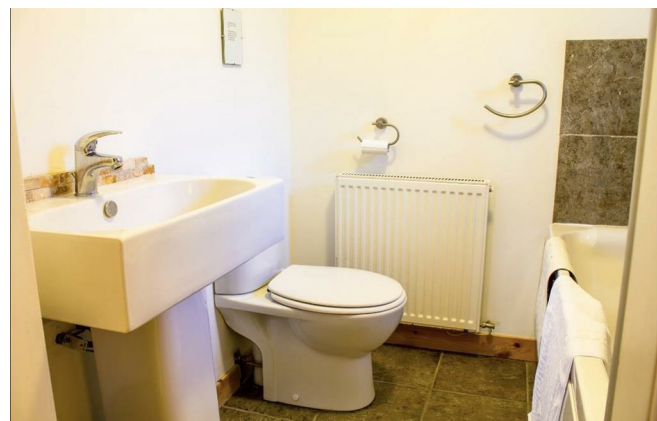
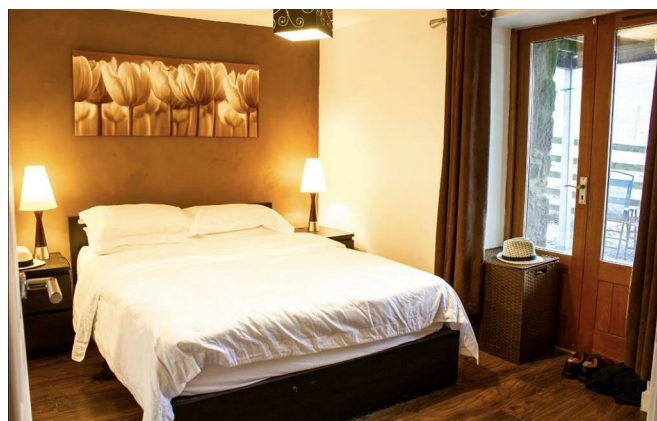
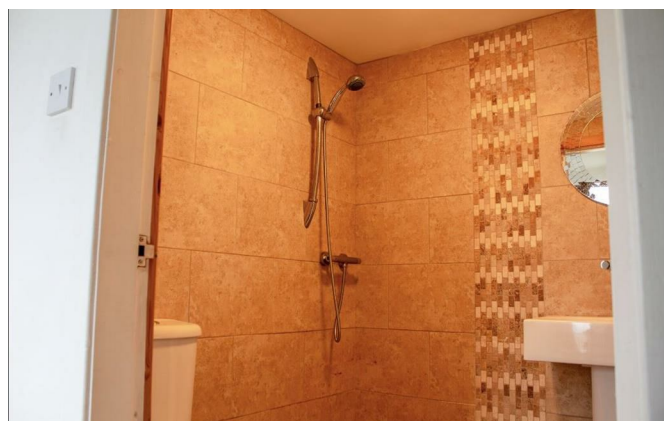
**Location**

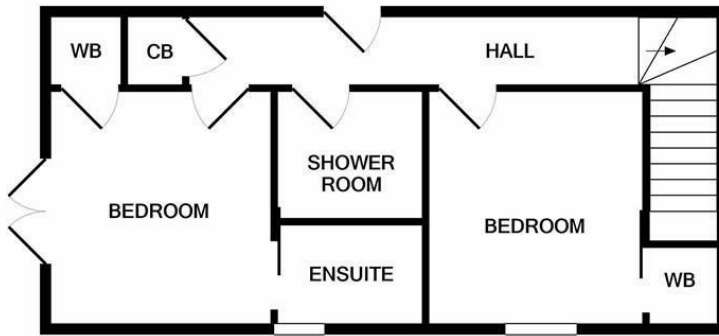
This property is well located to enjoy some of the best commuter links in Scotland. Within minutes the commuter will find themselves placed on the A9 making way to Inverness or the Inveralmond roundabout where all routes to Scotland's major cities can be found. Within the beautiful village of Bankfoot around five minutes drive away are all expected local amenities including a local



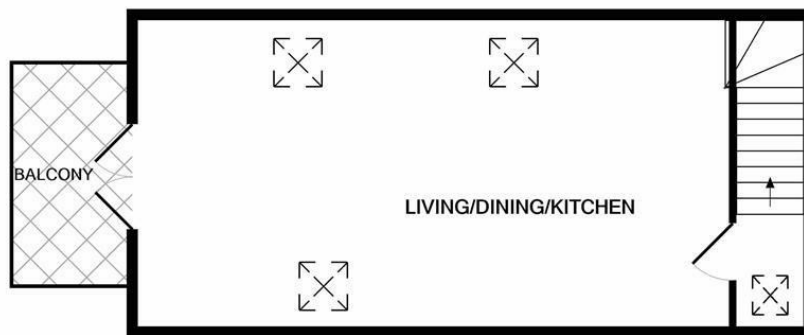


- CLOSING DATE SET TUESDAY 24TH MARCH 12 NOON
- Open Plan Dining Kitchen/ Lounge with External Balcony
- Two Double Bedrooms with Master En-Suite Bathroom
- Large Detached Stone Garage & Private Parking
- Quarter of an Acre of Grounds to Rear
- Beautiful Views Across Perthshire
- Great Potential For Extending To Make This Property Larger
- Stunning Detached Converted Steading



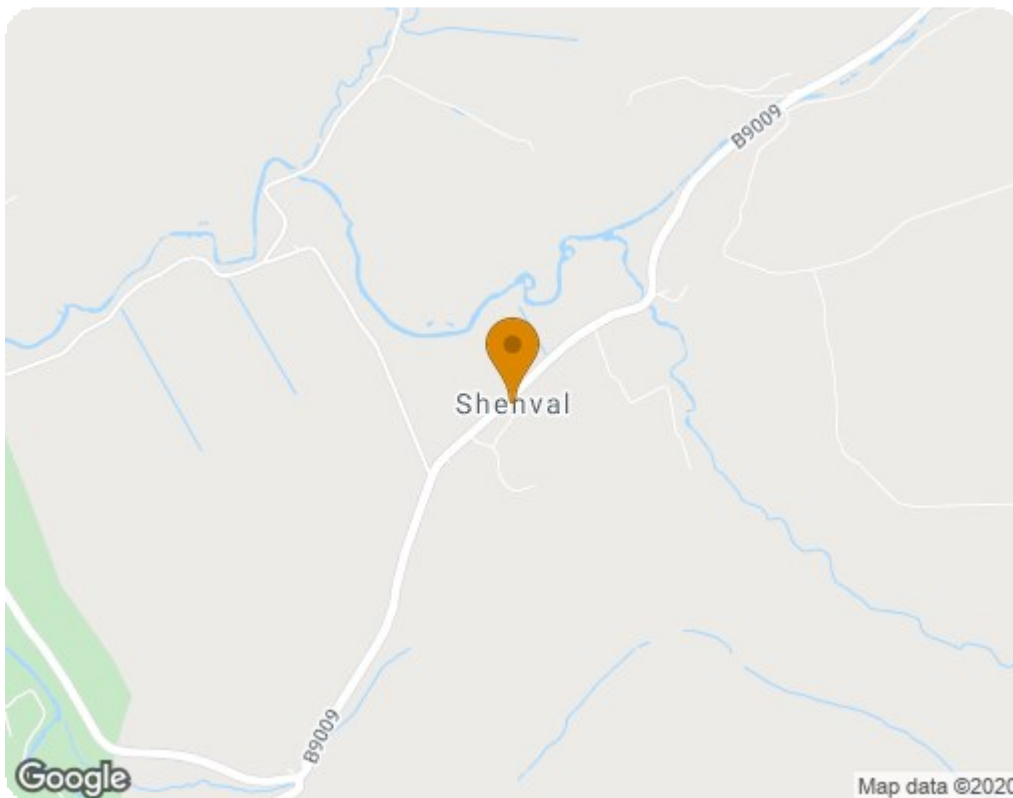


GROUND FLOOR



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
Very energy efficient - lower running costs		100
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		100
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
Scotland EU Directive 2002/91/EC		