

Simple Approach



Estate Agents



**3 Hayfield Road, Perth
Perthshire PH2 9NP**

Offers over £154,950

Simple Approach are pleased to bring to the market this spacious three bedroom semi-detached house in the highly desirable area of Glenfarg. This great modern home is set over two floors and comprising a stylish updated kitchen, a bright and spacious lounge with great space for dining all on the ground floor level along with a private conservatory. Upstairs there are three generous double bedrooms and a family bathroom with shower over bath facility. Boasting features such as a large driveway, multi fuel stove and double glazing, this excellent property lends itself to a wide range of purchasers and would be the ideal home for any first time buyer, investor or growing family looking for a well-located property in move-in condition throughout. The property is ideally placed to take advantage of all the amenities close to hand such as the primary school, local shops and the a local bus stop just a short walk away. Viewing is absolutely essential to appreciate the overall space and superb location on offer.

Livingroom

12'2" x 11'3" (3.72 x 3.45)

Entrance Hallway

16'6" x 6'3" (5.03 x 1.92)

Bathroom

5'11" x 5'6" (1.81 x 1.69)

Kitchen

13'5" x 9'4" (4.09 x 2.86)

Conservatory

10'0" x 7'10" (3.07 x 2.41)

Bedroom

8'2" x 13'5" (2.50 x 4.09)

Bedroom

14'1" x 8'11" (4.31 x 2.72)

Bedroom

9'8" x 10'9" (2.97 x 3.30)

External

This property benefits from having a privately owned driveway accommodating a few cars where needed to the front of the property. Surrounded by a mature rear garden which is the ideal spot for entertaining in the sunshine as you walk directly from the conservatory through double patio door on to a patio area, ideal for families with children to enjoy the fully enclosed private grounds.

Location

The village of Glenfarg is home to a collection of properties of different sizes, styles and construction all leading up a hillside that runs parallel to the motorway for quick access to the larger Cities of both Perth & Edinburgh slightly further afield. Surrounded by high woodland and beautiful greenery at every turn, this beautiful village is everything the growing family looks for, with a host of its very own amenities such as a local shop and the reputable Arngask Primary School- all being around 15 minutes drive from Perth City Centre where further High Street shopping can be found. The catchment for Secondary schooling for this area is Kinross High School, which is set within easy reach.





- Move In Condition 3 Bed Semi-Detached
- Amenities Close By

- Large Lounge With Multi Burring Stove
- Private Off Street Car Parking

- Spacious Accommodation Throughout
- Double Glazing and Gas Central Heating





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D	59	
(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 (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC