

Simple Approach



**3 Pitfour, Perth
PH2 7NG**

Offers over £197,950

Simple Approach are pleased to welcome this very well presented, semi detached bungalow in the tranquil village of St Madoes to the Perthshire market. Set within a peaceful location, this home is ideally placed to take advantage of amenities found on the Main Street just seconds away without compromising the benefits of peaceful countryside living set back from the road. Pitfour offers generous accommodation set across one accessible floor, comprising of; a welcoming entrance hallway, a bright front facing lounge with a wood burning stove, sizable kitchen / dining area, two generous bedrooms and a stylish bathroom. Practical attributes include gas central heating and full double glazing throughout. Externally the property enjoys a large private driveway with a garage and a very well maintained private rear garden. This property is the ideal purchase for any first time buyer, small family or mature couple seeking modern and peaceful living within a semi-rural, countryside village surrounded by rolling fields and woodland walks. Viewing is absolutely essential to appreciate the overall excellent property on offer.

Lounge

15'8" x 11'2" (4.79 x 3.41)

Kitchen

16'11" x 13'2" (5.17 x 4.03)

Master Bedroom

11'3" x 9'6" (3.44 x 2.92)

Bedroom 2

9'2" x 12'5" (2.8 x 3.8)

Bathroom

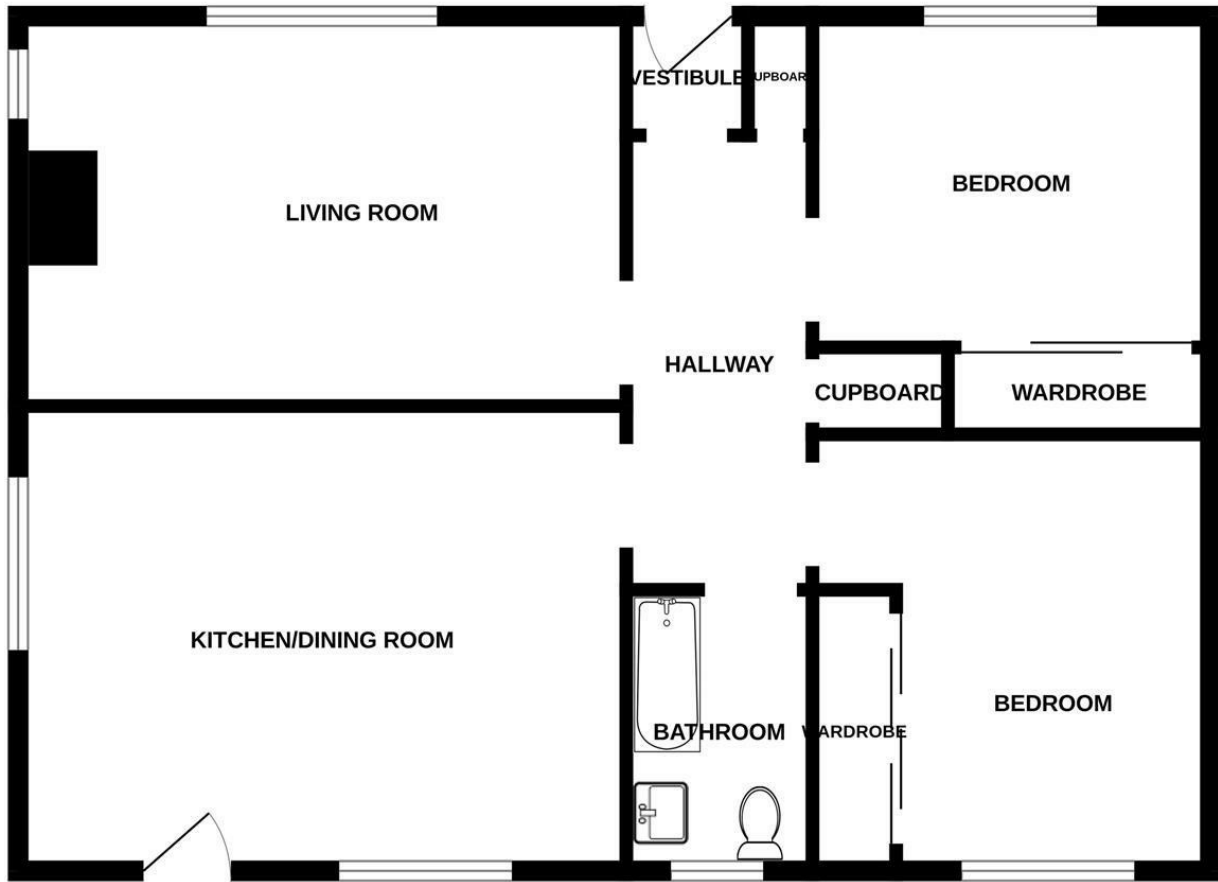
8'2" x 5'3" (2.49 x 1.61)





- Semi Detached Bungalow
- Bright Front Facing Lounge
- Gas Central Heating & Double Glazing
- Two Generous Bedrooms
- Wood Burning Stove
- Large Private Garden
- Well Presented Throughout
- Large Private Driveway & Garage





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(55-68) D		
(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		87
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC