





Tucked away in a quiet cul-de-sac in the picturesque village of St Madoes by Glencarse, this lovely rural home offers all the comforts of country living while being only 10 minutes' drive from Perth city centre.

The semi-detached bungalow offers a large living room, a dining kitchen, two double bedrooms, a bathroom with four-piece suite, and a generously sized garage, all set in lovingly tended gardens.

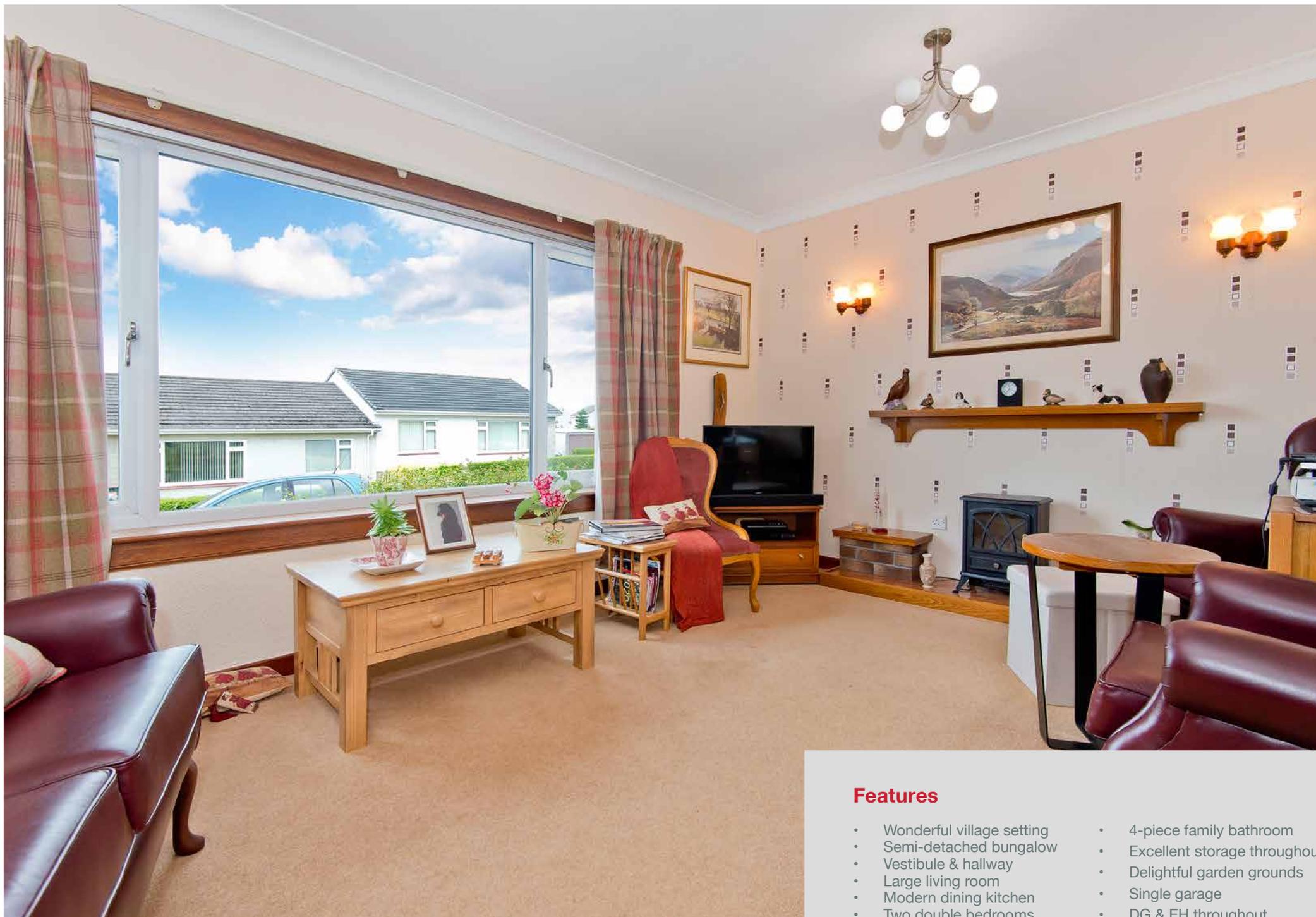
The entrance to the property is accessed via a path leading through the front garden. Passing through a vestibule with built-in storage cupboard, one is greeted by a welcoming reception hall, with features wallpaper and a hatch giving access to the attic. Decorated in light, neutral tones, the spacious living room benefits from a large window, which let the light flood in. Subtle tones also characterise the styling of the dining kitchen, which features modern fitted cabinets in cream, an integrated electric oven and ceramic hob with concealed extractor hood, granite-style worktops, undercounter space for a washing machine, a freestanding fridge/freezer, and built-in storage cupboard. The kitchen offers pleasant views over the rear garden and enough space for a dining table and chairs. The two double bedrooms both benefit from neutral décor and feature built-in wardrobes. Finally, the bathroom boasts a 4-piece suite consisting of a bath, a WC-suite, and a separate shower, which completes the accommodation on offer. The property is heated throughout by electric radiators and effectively insulated by double-glazed windows.



Externally, the property offers beautifully landscaped and well-tended front, side, and rear gardens that include areas of lawn and mature planting, as well as a terraced area, ideal for al fresco dining and two handy garden sheds. Finally, a garage provides private off-road parking to the rear of the property.

EPC Rating - E.

Extras: Included in the sale are all the fitted floorcoverings, light fittings, integrated kitchen appliances, blinds, and two garden sheds.

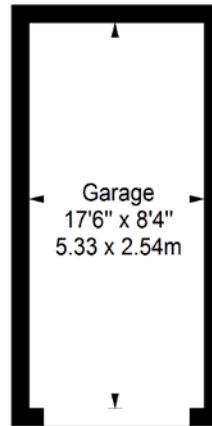


Features

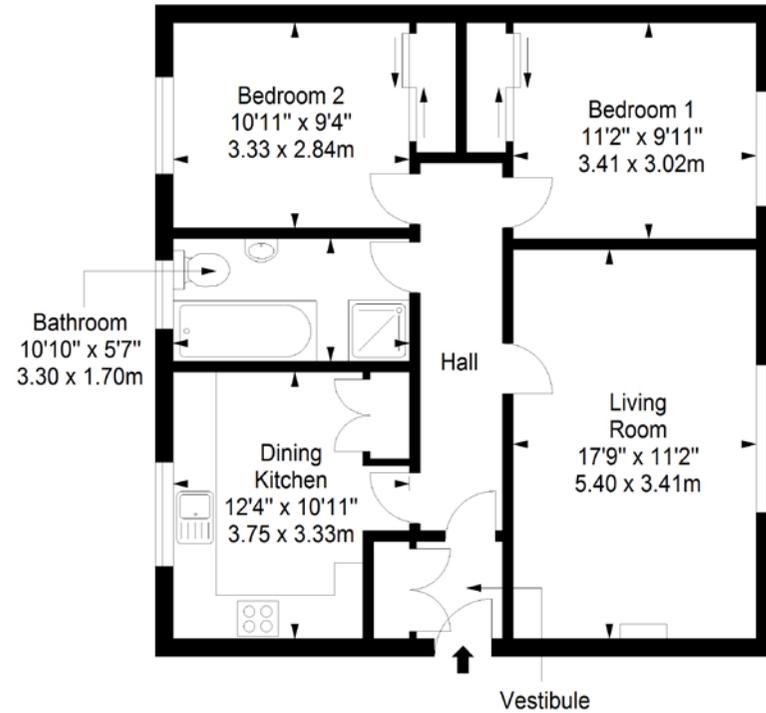
- Wonderful village setting
- Semi-detached bungalow
- Vestibule & hallway
- Large living room
- Modern dining kitchen
- Two double bedrooms
- 4-piece family bathroom
- Excellent storage throughout
- Delightful garden grounds
- Single garage
- DG & EH throughout



Garage
Approx. 13.1 sq. metres (141.0 sq. feet)



Ground Floor
Approx. 69.7 sq. metres (750.3 sq. feet)



Total area: approx. 82.8 sq. metres (891.3 sq. feet)

St Madoes

St Madoes is a lovely village in Carse of Gowrie, only a 10-minute commute from the city centre of Perth. The surrounding area is known for berry farming and offers beautiful Perthshire countryside with delightful walks along the River Tay. Due to its proximity to the A90, St Madoes offers an ideal location for a fast and easy commute to Perth and Dundee city centres. The village itself comes with a good range of everyday amenities including shops, a highly regarded primary school, a community centre, an 18th century church, a park and bowling club and just outside the village is Inchyra Arts Club and a garden centre. The nearby city of Perth offers secondary education, an outstanding range of amenities, a train station and is known for its quality art, music, and theatre scene.