

Thorntons
The right way to move



20 Madoch Square, St Madoes, Perth & Kinross, PH2 7TN

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Situated in the idyllic village of St Madoes surrounded by beautiful countryside, this modern three-bedroom, linked semi-detached house offers a village lifestyle and a picturesque rural location, boasting well-presented interiors, spacious accommodation, two gardens, and an attached garage.

The home's entrance, tucked behind a well-tended garden, opens into a hall with plush carpeting and neutral décor.

Housing a large under-stair store cupboard and a handy WC, the hall leads directly ahead into a generous living/ dining room, which affords ample space for comfortable lounge furniture and a family dining table. Here, sliding patio doors provide a lovely view to the garden, creating a light and airy atmosphere, with additional glazing, heightened by soft décor and timber-style flooring. Similarly, the modern kitchen benefits from an airy, south-westerly aspect and comes fitted with timber-style cabinets and stone-effect worktops for a classic homely effect. Appliances include: an integrated gas hob and electric oven, an integrated fridge-freezer and an undercounter washing machine. A tumble dryer in the garage is also included.

Upstairs, a landing with storage leads to three bedrooms. The spacious master bedroom, with a southerly-aspect and snug carpeting, boasts two built-in wardrobes and an en-suite shower room. A second double bedroom in light blue comes with a built-in wardrobe, whilst a versatile single bedroom could also be used as a home office. Completing the accommodation is a family bathroom with a three-piece-suite and an overhead shower. Gas central heating and double glazing throughout ensure year round comfort and efficiency.

Outside, the sunny rear garden enjoys a manicured lawn and a patio for summer barbecues, as well as a charming summerhouse. To the front, the attached garage and monoblock drive provide off-street parking for two. A family-friendly playing green is opposite the home.

EPC Rating - C.

Extras: all fitted floor coverings, window blinds, light fittings, integrated kitchen appliances, a washing machine, tumble dryer, and summerhouse to be included in the sale.



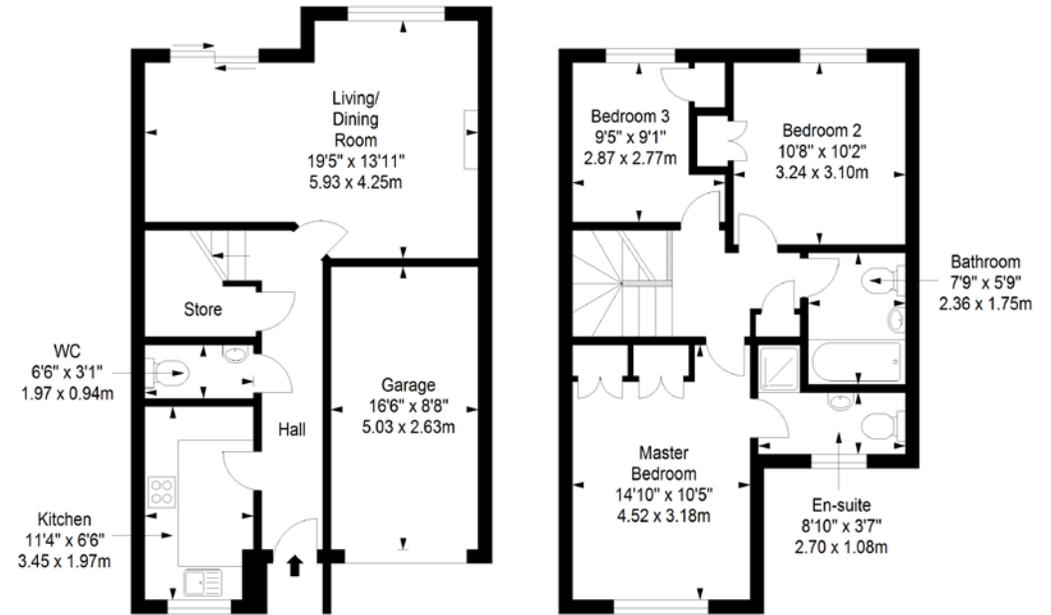




Ground Floor
Approx. 56.0 sq. metres (602.8 sq. feet)



First Floor
Approx. 50.3 sq. metres (541.4 sq. feet)



Total area: approx. 106.3 sq. metres (1144.2 sq. feet)

FEATURES

- Modern linked semi-detached house
- In picturesque St Madoes
- Offering a village, rural lifestyle
- Hall with deep storage & WC
- Generous living/dining room
- Modern kitchen with appliances
- Master bedroom with en-suite
- Second sizeable double bedroom
- Versatile single bedroom/home office
- Three-piece family bathroom
- Well-tended front & rear gardens
- Charming summerhouse
- Attached garage & driveway
- GCH & DG