

**21 Colenhaugh, Stormontfield
PH2 6DQ**

**JAMESON
+ MACKAY**
SOLICITORS AND ESTATE AGENTS

Offers Over £400,000



3 Bedroom - 2 Bathroom - 3 Living Room

Discover this beautifully maintained, modern extended detached bungalow,. 3-bedroom, 2-bathroom home nestled in a peaceful and private corner plot only a short walk to the Tay. Boasting fresh contemporary decor throughout, this home offers spacious and versatile living spaces perfect for family life and entertaining.

****Property Highlights:****

Bright and Spacious Layout: Featuring a welcoming entrance leading to separate formal living and dining rooms, ideal for hosting guests or relaxing with family.

Modern Kitchen & Utility: Well-appointed kitchen with an adjacent utility room for added convenience.

Comfortable Bedrooms: Three double bedrooms, including two with luxurious and spacious Juliet-style en-suite providing privacy and comfort.

Bathroom with shower and bath

Family room / study

Separate good sized Dining room.

The bungalow is very economic with an A rated EPC due to its Solar panels and air source heating system.

Sunroom: Bright and airy sunroom overlooking secluded gardens, perfect for enjoying the scenic surroundings.

Garage/ Workshop: Large garage/workshop space also suitable for hobbies, storage, or other uses.

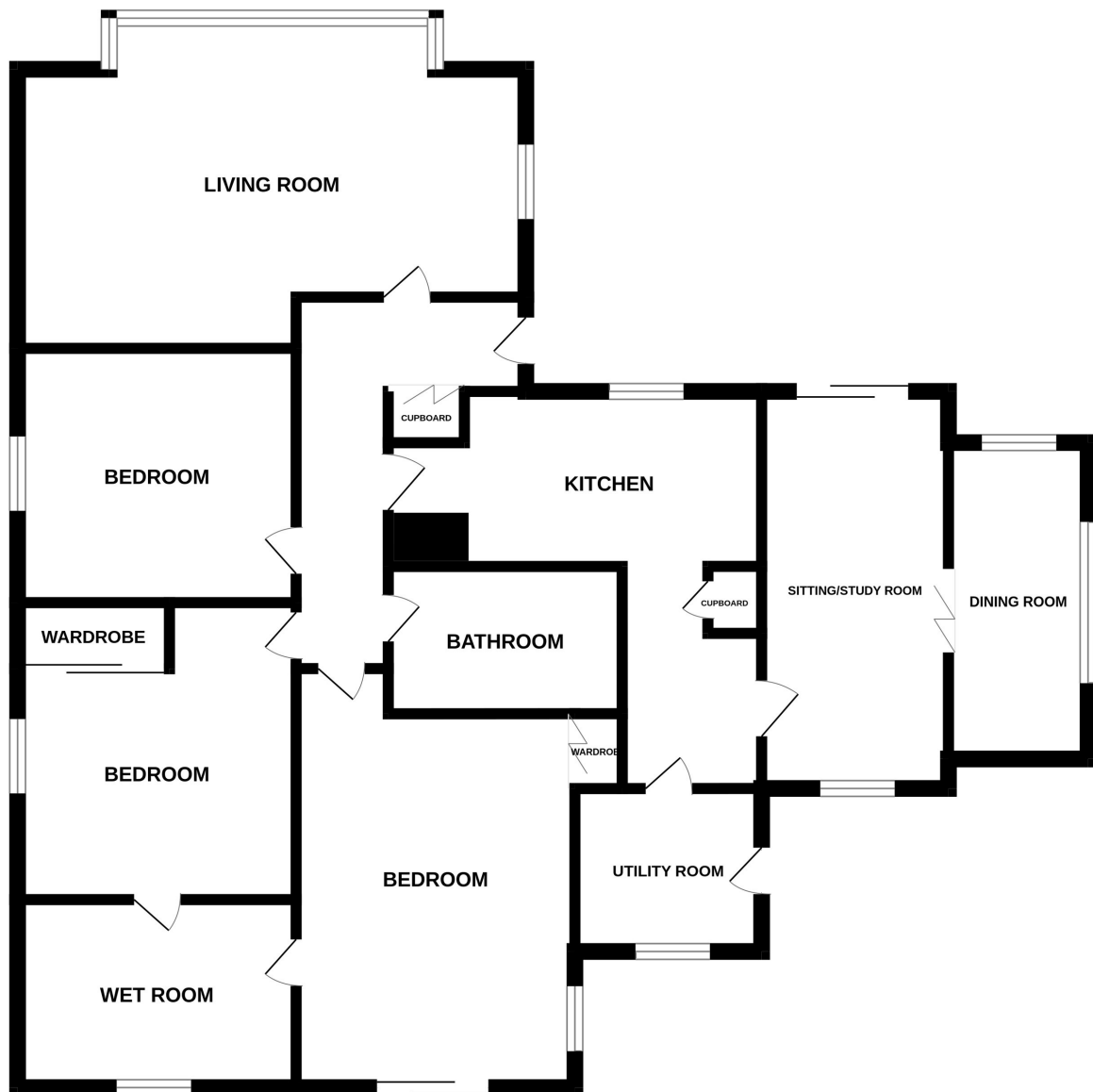
Outdoor Space: Situated on a generous corner plot with expansive gardens to the front, side and rear, offering ample space for outdoor activities and potential landscaping.

Block paved driving suitable for a number of cars

This property combines modern living with tranquillity and privacy in a sought-after location only 5 minutes from the A9; an ideal family home or retreat.

Room Measurements
Living room 5.8 x 5.5
3rd Bedroom 2.8 x 3.9
2nd Bedroom 4.1 x 2.8
Ensuite 2.3 x 2.7
Main Bedroom 5.3 x 2.6
Bathroom 2.3 x 2.6
Kitchen 3.9 x 2.8
Pantry 2.5 x 1.6
Utility 2.4 x 2.0
Office 5.6 x 2.5
Dining 4.5 x 2.6
Sunroom 3.6 x 2.3
Garage / Workshop 5.9 x 3.3





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Disclaimer

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. The mention of any appliances and services within these details does not imply that they are in full efficient working order. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will endeavour to ascertain the information you require. This is advisable, particularly if you intend to travel some distance to view the property. You are advised to check the availability of this property before travelling any distance to view.