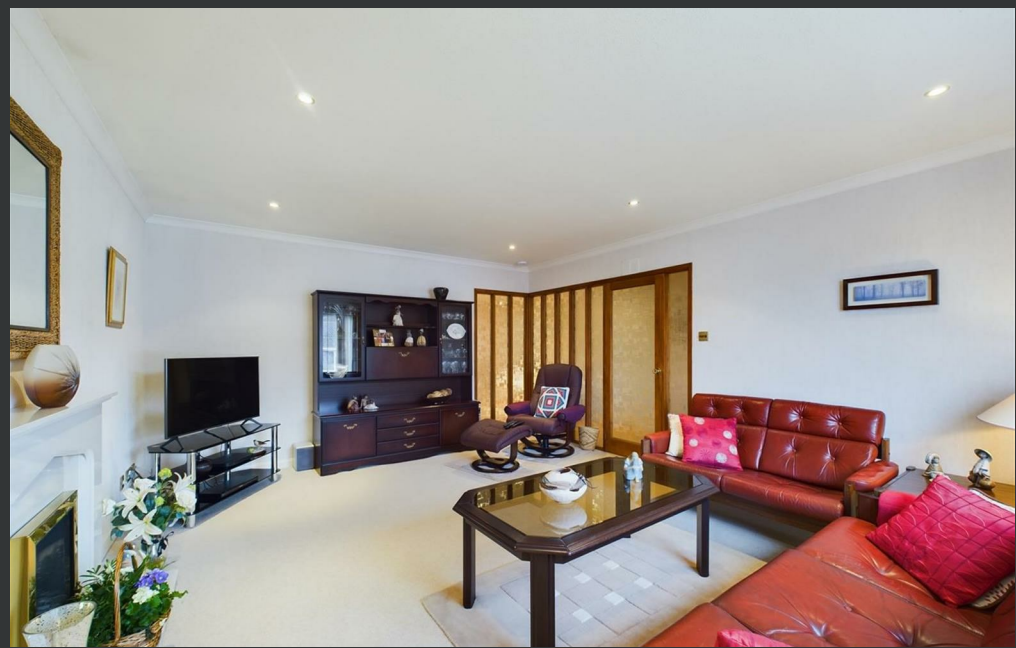




14 The Nurseries, St Madoes, PH2 7NX  
Offers over £259,950





## 14 The Nurseries St Madoes, PH2 7NX

- Detached bungalow
- Spacious living room
- Dining room/4th bedroom
- Double glazing
- Quite cul-de-sac
- Three bedrooms
- Breakfasting kitchen
- Gas central heating
- Off-street parking & garage
- Excellent travel links

\*Home Report Value £270,000\* This spacious 3/4 bedroom detached bungalow is located within a quiet cul-de-sac and is presented in move-in condition. Occupying a generous plot size which is also very private, this attractive home also features gas central heating, double glazing, good storage space, plentiful off-street parking by way of a long driveway and a garage.

The accommodation consists of an entrance vestibule, welcoming central hallway, spacious lounge, breakfasting kitchen, utility room, bathroom with separate shower enclosure, three bedrooms and a formal dining room which could also be used as a 4th bedroom. To the front of the property there is an area of lawn, stone chips and a driveway leading to a garage equipped with power and lighting. The garden to the rear is very private and features an area of artificial lawn, flowerbeds and some decorative planting.

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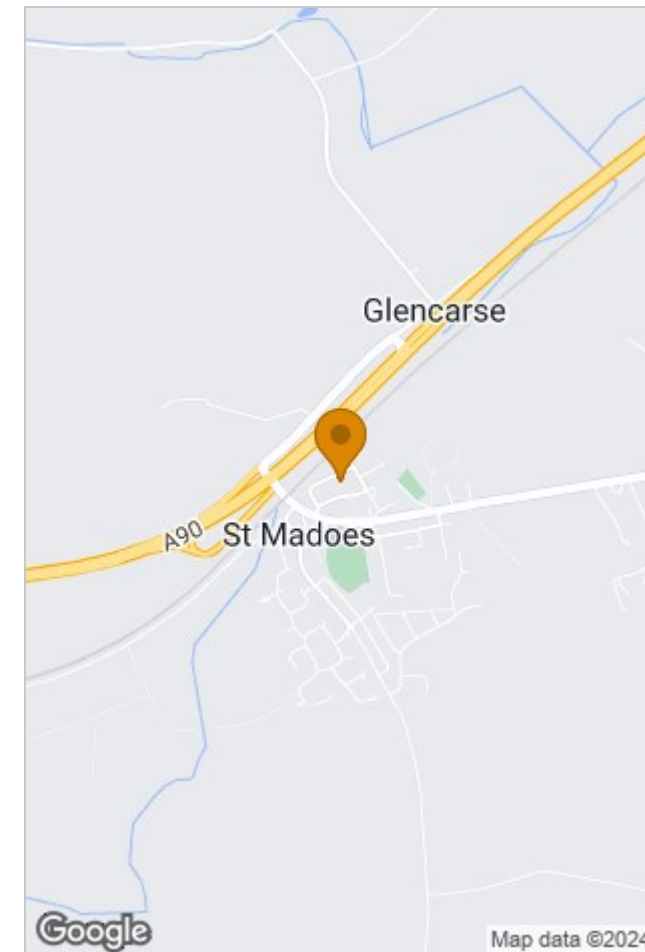
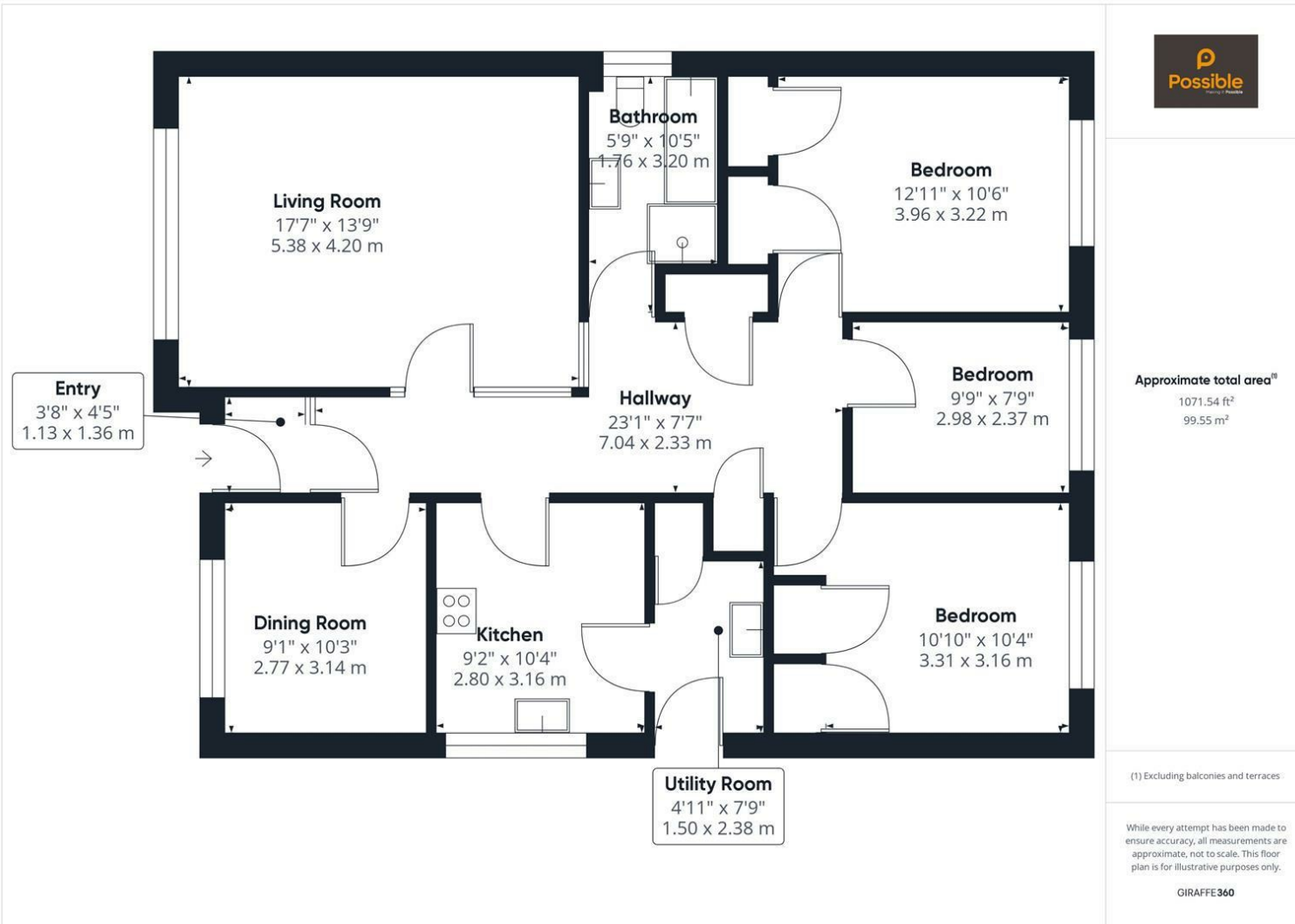


## Location

St Madoes is approximately six miles east of the centre of Perth, while immediately to its north is the A90 dual carriageway providing links to Dundee and beyond to the north and Edinburgh and Glasgow to the South. The house is also a few minutes' walk away from a bus stop with regular services to Perth and Dundee. Within the village itself there is a local shop, nursery and primary school, playparks, bowling club and the new Madoch Centre community hub containing the popular Café Connect and offering event space and sports facilities. Picturesque walks can be enjoyed amongst the woodlands and country side. A 10 minute walk is Glencarse village with a coffee shop, hotel with restaurant and bar, garden centre and arts club. A larger garden centre is also a 5 minute drive away.







## Viewing

Please contact our Perth Office on 01738 260 035 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

