



3 Elm Mews, Glencarse, PH2 7FJ
Offers over £330,000

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- Superb steading conversion
- Large kitchen/dining/living room
- Double glazing
- Front & rear gardens
- High-quality fixtures
- 4 double bedrooms 1 en-suite
- Gas central heating
- Highly energy efficient
- Parking for 2 cars
- Easy access to A90

This beautifully appointed 4 bedroom end-terrace steading conversion, enjoys a very peaceful and convenient location with the Carse of Gowrie, just outside the charming Perthshire village of St. Madoes. Tastefully styled and decorated, this property has been finished to a very high standard and in keeping with the tranquil countryside location. Striking the perfect balance between new and old, it boasts notably generous accommodation over its two floors which is further enhanced by plentiful storage space. This highly energy efficient home also features double glazing, gas central heating (including underfloor heating on the ground floor), off-street parking for two cars and low maintenance garden grounds to the front and rear.

On the ground floor there is an entrance hallway, a downstairs WC, generous utility room, a double bedroom and the undoubted heart of the home - a large open-plan kitchen/dining/living room. Onto the first floor there is an impressive landing, family bathroom, large master bedroom with en-suite shower room and two additional double bedrooms. To the front of the property there is a fence-enclosed garden laid with lawn and also features some pleasant seating areas. There is an additional garden to the rear which features a slabbed patio, lawn and external store. There is also a central residents lawn and visitor parking.

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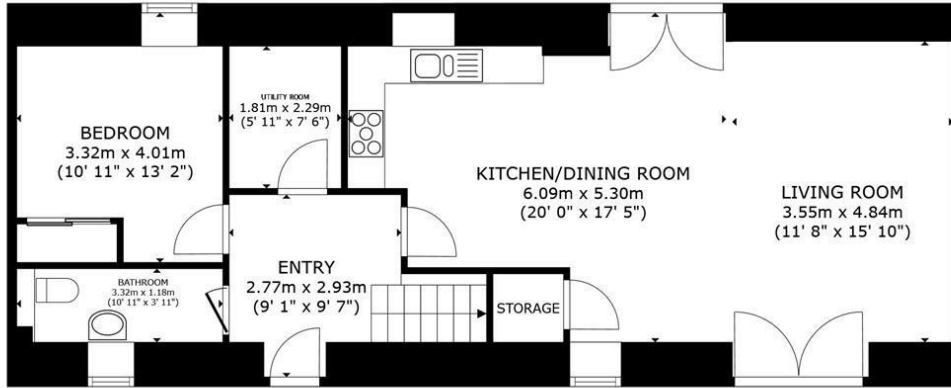


Location

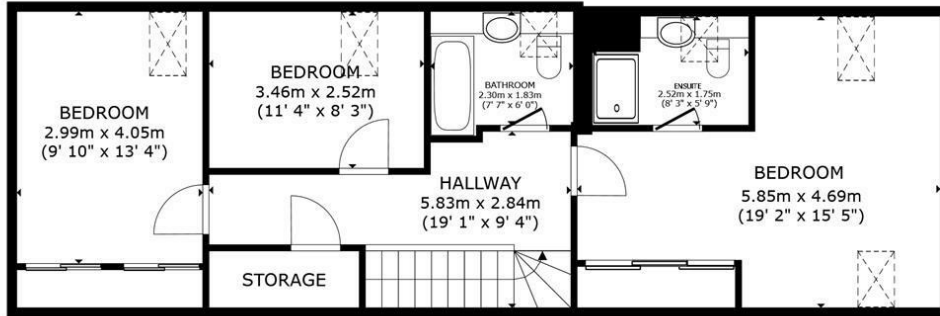
St Madoes is approximately six miles east of the centre of Perth, while immediately to its north is the A90 dual carriageway providing links to Dundee and beyond to the north and Edinburgh and Glasgow to the South. The house is also a few minutes' walk away from a bus stop with regular services to Perth 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.





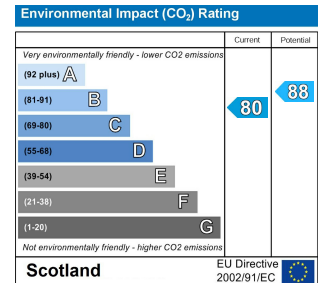
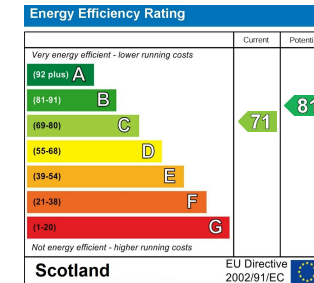
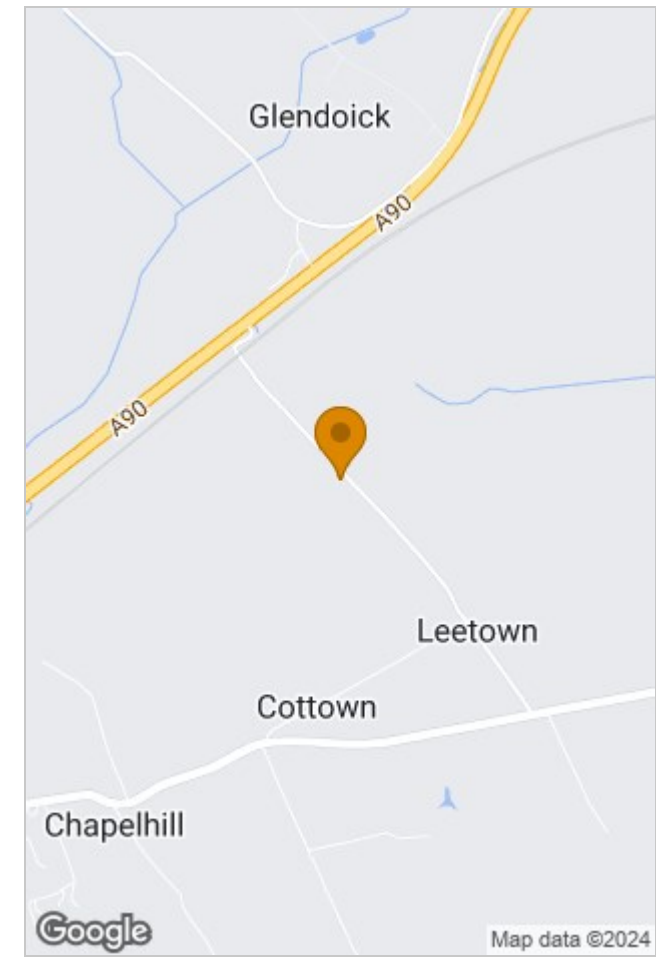


FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 76.7 m² (826 sq.ft.) FLOOR 2 70.3 m² (757 sq.ft.)
 TOTAL: 147.1 m² (1,583 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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.

