



4 Elm Mews, Glencarse, PH2 7FJ  
Offers over £320,000





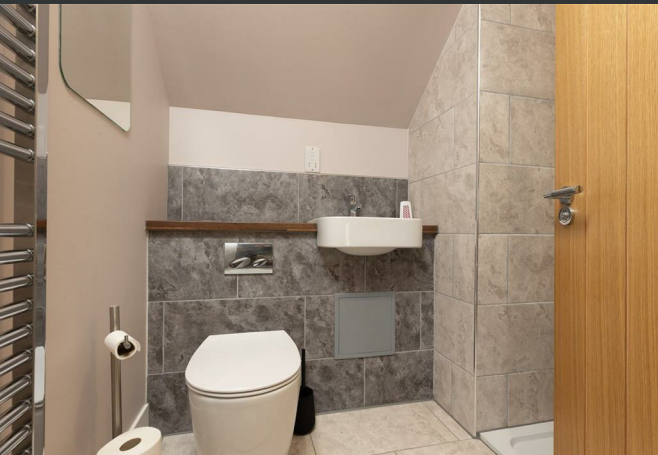
## 4 Elm Mews Glencarse, PH2 7FJ

- Attractive steading conversion
- Three bathrooms
- Deceptively spacious
- Peaceful semi-rural location
- Highly energy efficient
- Four bedrooms
- Large kitchen/dining/living room
- Low maintenance garden grounds
- Easy access to travel links and amenities
- Move-in condition

Welcome to 4 Elm Mews, a delightful and fully modernised steading conversion located just outside the charming Perthshire village of St. Madoes. With bright and spacious accommodation spread over two floors, it boasts 4 bedrooms, 3 bathrooms, and a large open-plan living room/kitchen/diner, making it the perfect family home.

Situated in a very peaceful location, this property offers a tranquil escape from the hustle and bustle of city life. The house is in fantastic condition, with high-quality fixtures throughout, including a modern kitchen and top-of-the-line sanitary ware in the bathrooms. One of the standout features of this property is its energy efficiency, ensuring that you can stay warm and cosy while keeping your energy bills low. With parking space for 2 vehicles, you'll never have to worry about finding a spot for your car. For those who love the outdoors, Elm Mews provides easy access to countryside walks, allowing you to explore the beautiful natural surroundings at your leisure. Additionally, the property is conveniently located near travel links, making it easy to get around and explore all that the area has to offer. A true gem that offers both comfort and convenience in a picturesque setting.

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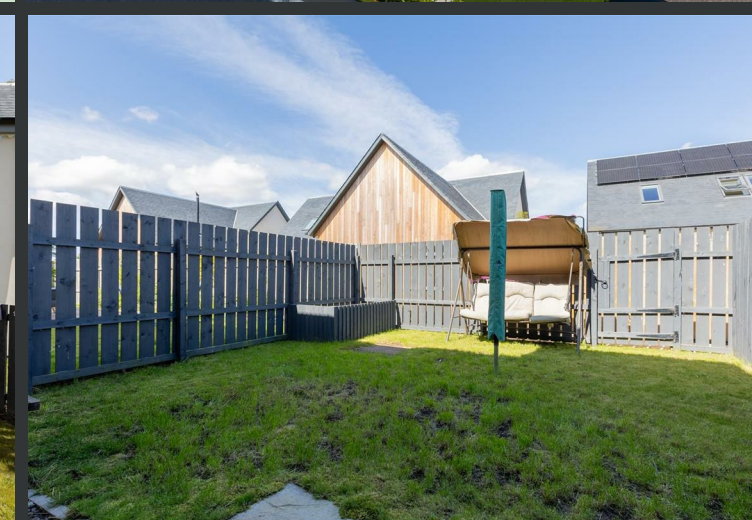


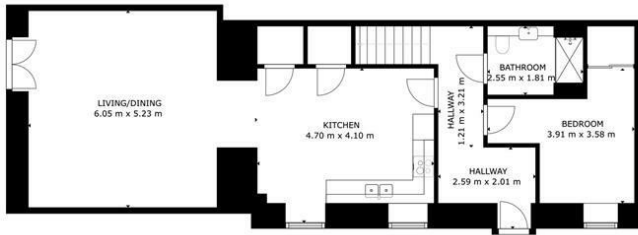
## Location

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.

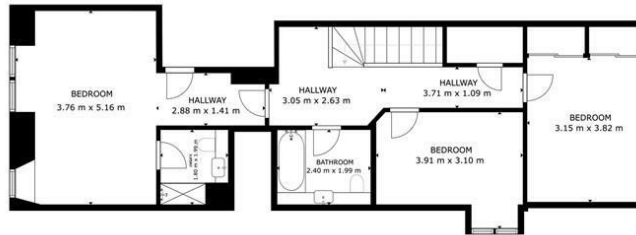






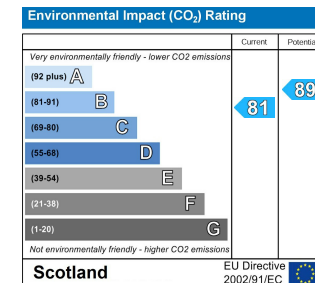
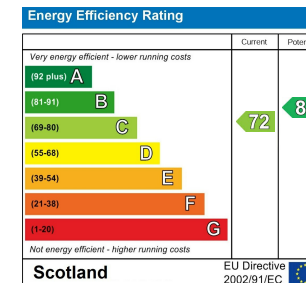
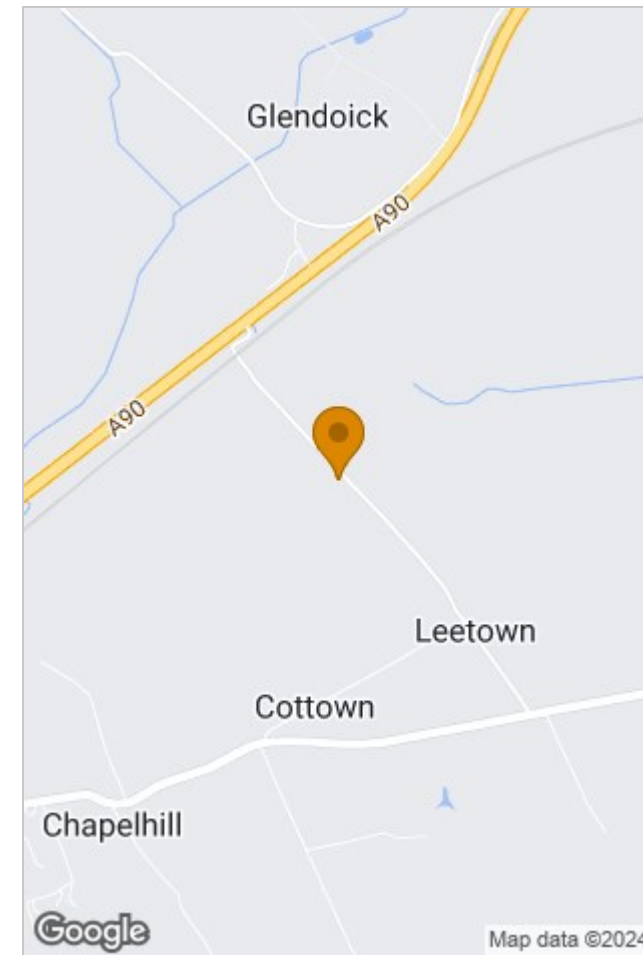


FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 86.1 m<sup>2</sup>, FLOOR 2: 74.54 m<sup>2</sup>  
 TOTAL: 160.64 m<sup>2</sup>  
 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.