



Smithy House Main Street, Glencarse, PH2 7LX
Offers over £230,000

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Smithy House Main Street Glencarse, PH2 7LX

- Charming traditional home
- 3 double bedrooms
- Dining kitchen
- Very private rear garden
- Double glazing
- Presented in superb condition
- Generous lounge with stove
- Bathroom & shower room
- Easy access to travel links
- Modern electric heating

This incredibly charming and deceptively spacious 3 bedroom home enjoys a convenient location within the quaint Perthshire village of Glencarse. Ideally positioned for those looking for excellent travel links along the A90 dual carriageway and beyond, the property has been lovingly upgraded and is presented in excellent order throughout. Rich in charm and character throughout, this eye-catching home also features a wood-burning stove, bright dining kitchen, two bathrooms, modern electric heating, double glazing and a wonderful rear garden which enjoys a high degree of privacy.

On the ground floor there is an entrance hallway with stairs to the first floor, a generous double bedroom, spacious lounge with deep storage cupboard, dining kitchen, rear hallway and an attractive bathroom. Onto the first floor there is a landing with an eye-catching stained glass skylight, shower room, two double bedrooms and a handy home office/study area. The colourful garden to the rear is very private and features an area of lawn, a selection of decorative plants and shrubs, summer house equipped with power supply and a lovely seating area. A fine place in which to relax and unwind.

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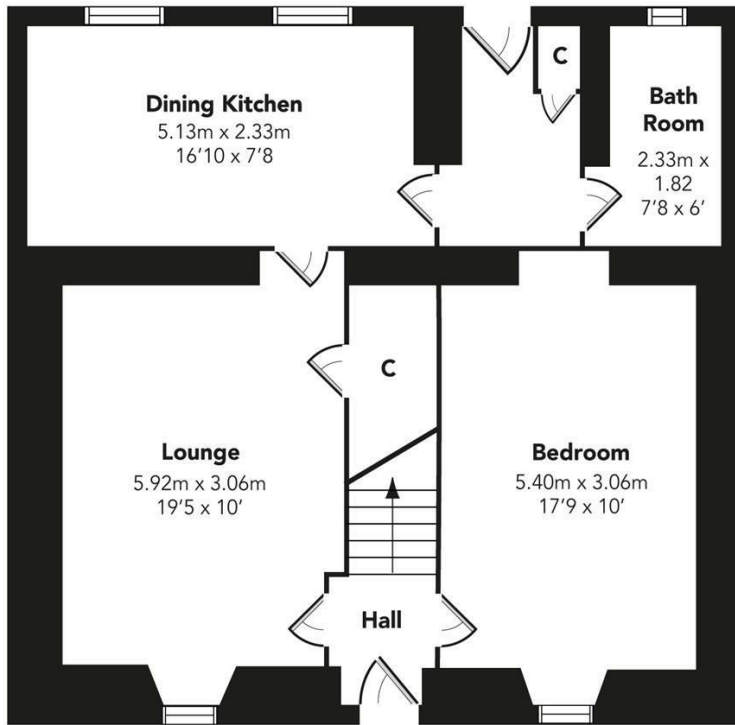


Location

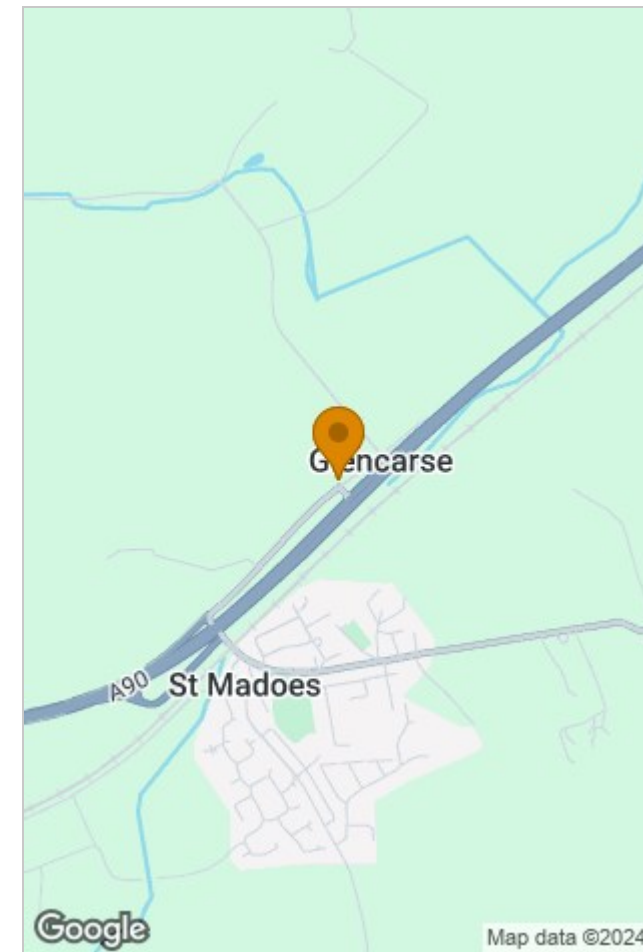
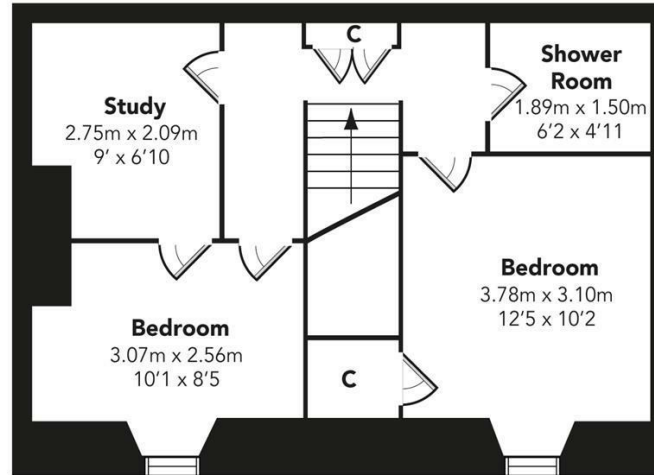
Glencarse is approximately six miles east of the centre of Perth, while immediately to its north is the A90 dual carriageway providing links to Dundee and beyond to the north and Edinburgh and Glasgow to the South. The house is also a few minutes' walk away from a bus stop with regular services to Perth and Dundee. Within the adjacent village of St. Madoes there itself 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. Glencarse itself has a coffee shop, hotel with restaurant and bar, garden centre and arts club. A larger garden centre is also a 5 minute drive away.



GROUND FLOOR



FIRST FLOOR



Floorplans are indicative only - not to scale
Produced by Plushplans

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.

