

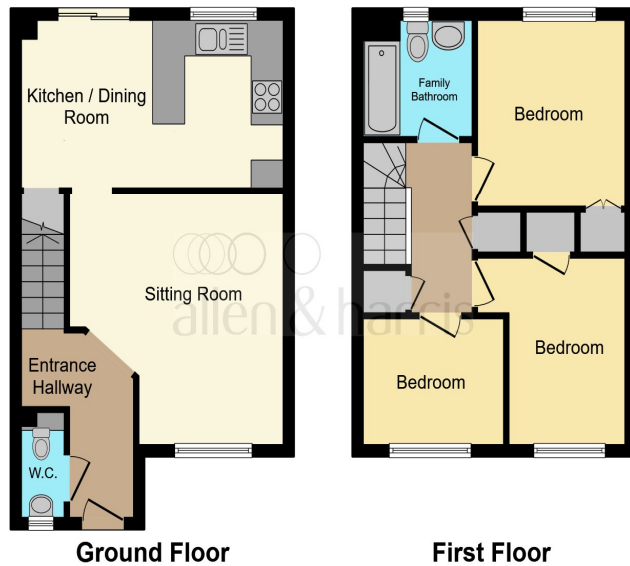


**Madoch Square, St Madoes, Glencarse, Perth, PH2 7TN**

**welcome to**

## **Madoch Square, St Madoes, Glencarse, Perth**

Introducing this well-proportioned & immaculately presented 3-bedroom mid-terrace house, situated in a highly sought-after residential locale. This property offers spacious & comfortable living accommodation for those seeking a high-quality home & viewing is certainly recommended to fully appreciate all that this delightful house has to offer.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)





The property perfectly blends versatile accommodation & modern living, offering an exceptional living experience. The home is sure to appeal to a wide demographic of potential purchasers, especially those that are looking for a charming family home.

Internally the property boasts accommodation which is set over 2 levels & immediately drawing you in, is the spacious Sitting Room which creates a central hub for socialising & is the ideal retreat where friends & family will naturally gather at the start & end of the day; a large window allows light to flourish into the room, whilst also offering an attractive outlook over the green area to the front aspect. Conveniently located off the Sitting Room is the open plan Kitchen / Dining Room which is the perfect space for hosting dinner parties & entertaining with friends & family. The design of the Kitchen makes this one to enjoy; tastefully tailored with an array of wall & base units, fitted worktops & integrated oven/hob, the Kitchen provides space, convenience & ample storage; in the warmer seasons, step out onto the patio seating area - this makes the ideal space for alfresco dining or to purely to enjoy the attractive rear garden. Concluding the accommodation on this floor is the downstairs WC.

Ascend the staircase to the first-floor landing to gain access to the upper floor living accommodation. There are three Bedrooms, with two of the rooms benefitting from in-built storage. Completing the accommodation on the upper floor is a Family Bathroom which comprises of a bath with over shower, WC & wash hand basin.

The home is well-presented, with bright fresh décor & there is a good range of in-built storage space to be found throughout the property, whilst the property also benefits from gas central heating.

To the front of the property the garden is mainly laid to lawn, with a driveway providing off road parking convenience. The rear garden is a delightful space to enjoy & the design of the garden has been fashioned to introduce a patio & lawn area plus a timber shed, all enclosed by a timber fence.

The property is situated in a sought-after locale, within the charming village of St Madoes & is conveniently placed for travel to both Perth & Dundee City Centres. There are good local amenities nearby including nursery & primary school, shopping & recreational facilities.

## Ground Floor

### Entrance Hallway

### WC

### Sitting Room

13' 11" max x 12' 6" max ( 4.24m max x 3.81m max )

### Kitchen / Dining Room

15' 10" max x 9' 4" max ( 4.83m max x 2.84m max )

## Upper Floor

### Bedroom

10' 4" exc storage x 9' ( 3.15m exc storage x 2.74m )

### Bedroom

10' 5" max & exc storage x 9' max ( 3.17m max & exc storage x 2.74m max )

### Bedroom

8' 11" x 7' ( 2.72m x 2.13m )

### Family Bathroom



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welcome to

## Madoch Square, St Madoes, Glencarse, Perth

- Impressive mid-terrace home
- 3 Bedrooms
- Contemporary Living
- Open plan Kitchen/Dining Room
- Spacious Sitting Room

Tenure: Freehold EPC Rating: C

offers over

**£195,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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