

Simple Approach



Estate Agents



**5 Rhynd Lane, Perth
Perthshire PH2 8QT**

Offers over £337,000

Simple Approach are delighted to welcome this stunning 4 bedroom detached Bungalow to the Perthshire residential market, This fantastic family home comes to the market is move-in condition throughout and sits on the most amazing plot. Comprising of 3 double bedrooms, master bedroom with en-suite shower room, modern kitchen with built in appliances, dining room, useful utility room and further chic family bathroom. Wester Tarsappie offers spacious accomodation set across one accesiable floor, making this the ideal purchase for any growing family or mature couple seeking a well located home in excellent move in condition throughout. Externally the property sits on an impressive plot of land, enjoying a substantial private rear garden with ample space for outdoor seating, a large private driveway and double garage. Practical attributes include gas central heating and double glazing throughout. Viewing is essental to appreicated the overall space, excellent location and fantastic family home on offer here at Rhynd Lane.

Lounge

11'5" x 18'0" (3.5 x 5.5)

Dining Room

9'6" x 14'5" (2.9 x 4.4)

Kitchen

11'5" x 20'11" (3.5 x 6.4)

Kitchen

11'1" x 9'6" (3.4 x 2.9)

Utility Room

7'6" x 9'2" (2.3 x 2.8)

Bedroom 3

9'10" x 13'1" (3 x 4)

Bedroom 2

9'10" x 13'1" (3 x 4)

Bedroom 4

16'4" x 9'10" (5 x 3)

Family Bathroom

4'11" x 9'2" (1.5 x 2.8)

Master Bedroom

15'5" x 12'5" (4.7 x 3.8)

Master En-Suite Shower Room

8'2" x 7'2" (2.5 x 2.2)





- Four Bedroom Detached Bungalow
- Large Private Driveway and Double Garage
- Gas Central Heating & Double Glazing
- Generous Plot With Mature Shrubs
- Master En-Suite Bedroom
- Highly Sought After Location
- Move-In Condition Throughout
- Spacious Accommodation Throughout



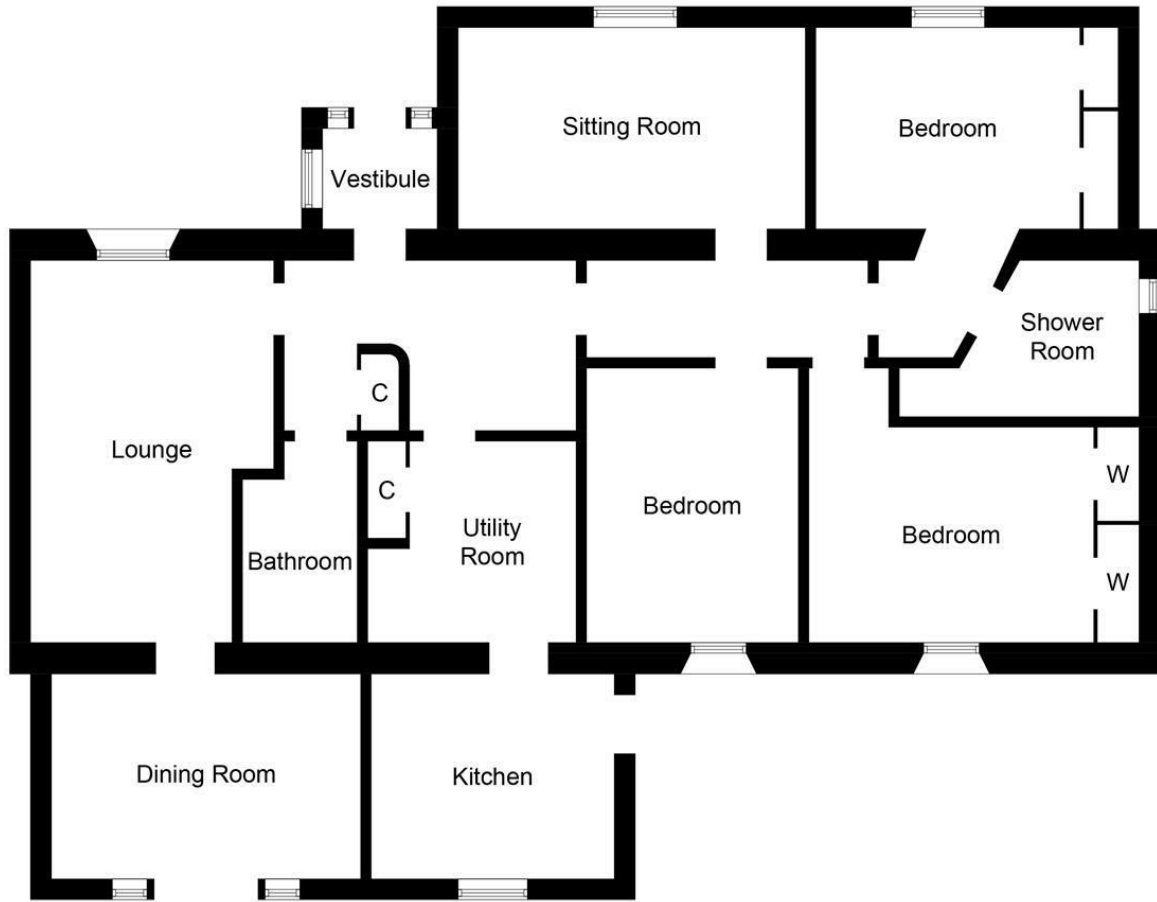


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1052323)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
EU Directive 2002/91/EC		
Scotland		
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
EU Directive 2002/91/EC		
Scotland		