

Simple Approach



**2 Auld Mart Road, Perth
PH1 3HD**

Offers over £334,950

Simple Approach are excited to bring to the market this stunning four bedroom detached property in the popular area of Huntingtower to the Perthshire market. Set in the heart of the modern development within this idyllic hamlet of family homes this property could not be better placed for those seeking the benefits of countryside living without falling off the beaten track, as ample amenities lie within very easy reach in all directions. This stunning home offers many sought after features such as gas central heating, double glazing and a beautifully maintained garden, this property is the ideal purchase for any growing family seeking modern living in a peaceful setting. This Home enjoys high quality finishes throughout comprising of a spacious kitchen/diner with integrated appliances and silestone worktops, a useful utility room, office, WC and a bright, front facing lounge all set across the ground floor. On the upper floor this property enjoys three double bedrooms, and one single room, three with fitted wardrobes and downlighters and a master en-suite shower room with a further modern family bathroom with shower over bath. Externally this property is set on a generous plot and there is a driveway providing off street parking for two cars, a detached garage and sizable rear garden with lovely patio area making for the perfect entertainment/BBQ space. Early viewing is essential to appreciate the over all space on offer here paying extra attention to the storage.

Entrance Hallway

14'7" x 6'9" (4.47 x 2.07)

Lounge

15'10" x 12'3" (4.85 x 3.75)

Kitchen

8'11" x 27'11" (2.72 x 8.51)

Utility

5'7" x 8'6" (1.71 x 2.60)

Bedroom/Office

8'0" x 5'8" (2.45 x 1.74)

w/c

8'0" x 4'7" (2.45 x 1.42)

Bedroom

11'6" x 12'4" (3.52 x 3.77)

Ensuite

5'10" x 5'9" (1.79 x 1.76)

Bedroom

10'7" x 9'3" (3.24 x 2.83)

Bedroom

10'1" x 9'1" (3.08 x 2.78)

Bedroom

13'7" x 11'5" (4.15 x 3.49)

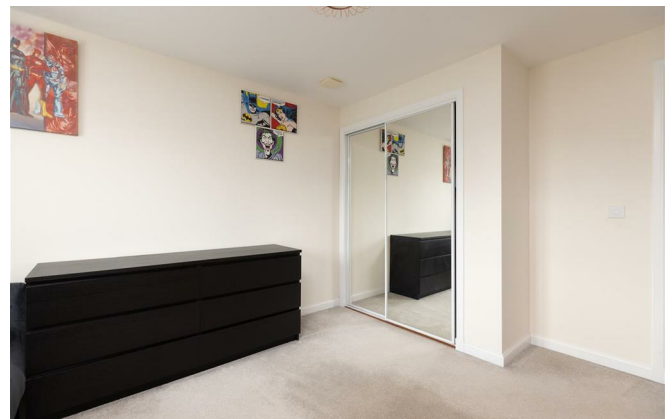
Bathroom

7'4" x 6'1" (2.25 x 1.86)





- Sizable Four Bedroom, Detached House
- Move- In Condition Throughout
- Close To All Local Amenities
- Generous Plot
- Private Parking For Two Cars And Garage
- Modern Huntingtower Development
- Master En-Suite Bedroom



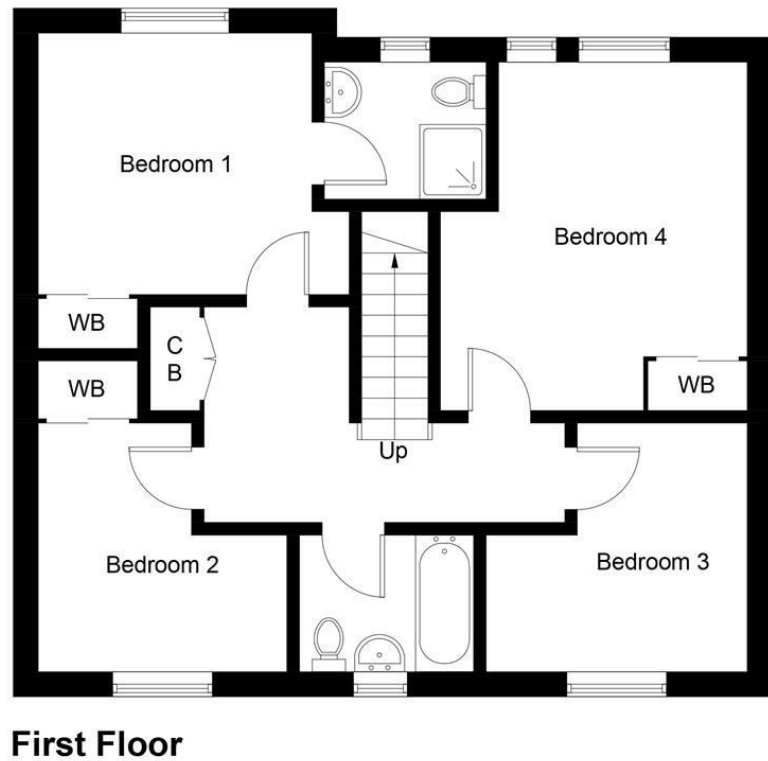
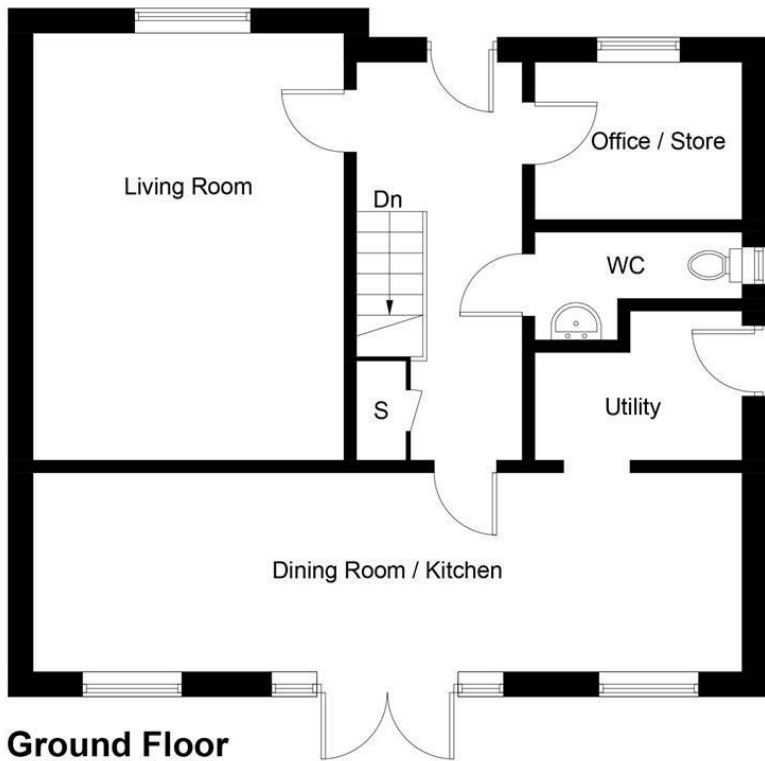
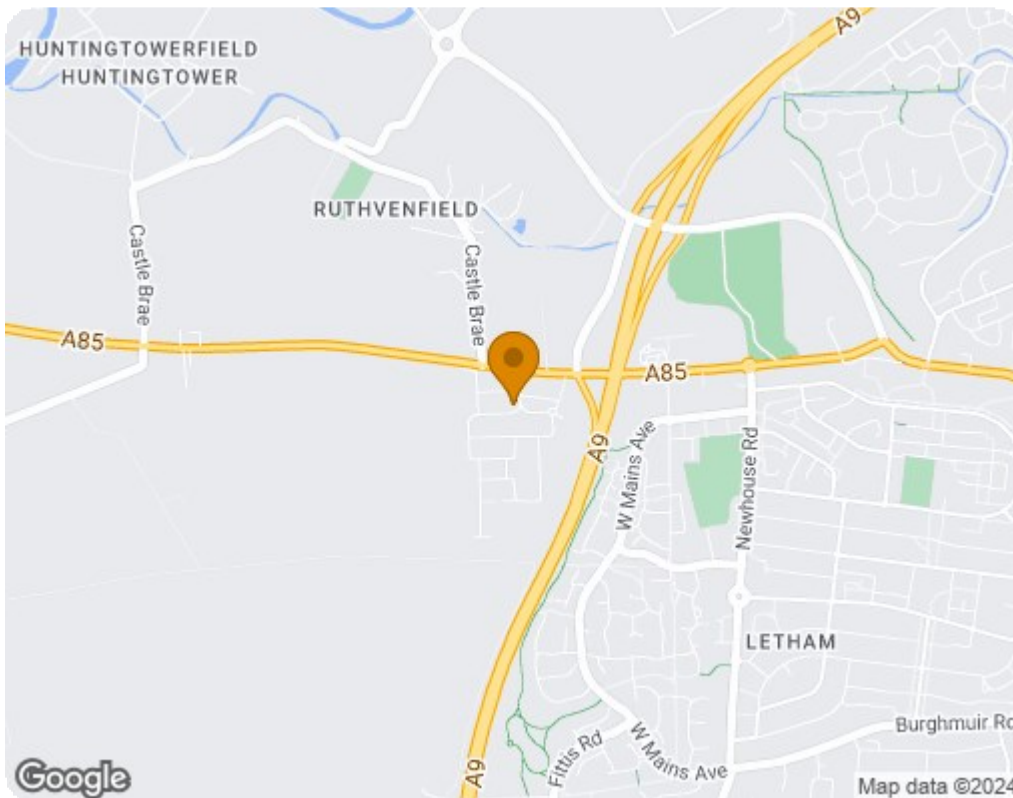


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID976087)



| Energy Efficiency Rating | | |
|---|-----------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 87 | 89 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| EU Directive 2002/91/EC | | |
| Scotland | | |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | 86 | 88 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| EU Directive 2002/91/EC | | |
| Scotland | | |