

Simple Approach



**42 Mercat Green, Perth
PH2 6HT**

Offers over £217,950

Simple Approach are delighted to welcome this idyllic detached bungalow in the tranquil village of Kinrossie to the Perthshire residential market. This property is the perfect purchase for any first time buyer or family looking for a warm and beautifully presented home in great condition throughout, well-placed for those seeking all the benefits of countryside living without falling off the beaten track. 42 Mercat Green is set on a sizeable plot with a detached garage and private driveway giving ample external space to enjoy. Internally comprising; a welcoming lounge with electric feature fireplace, a fully fitted kitchen with a room to dine, a separate utility room, three double bedrooms, a stylish shower en-suite and a further family bathroom, this property offers all the living space required for a small family, first time buyer or mature couple looking for easy living across one floor. Benefiting from comforts such as gas central heating and double glazing this superb property boasts a variety of sought-after features and absolutely must be viewed early to avoid disappointment.

Lounge

14'10" x 13'8" (4.53 x 4.18)

Kitchen

10'5" x 9'9" (3.18 x 2.98)

Dining Room / Bedroom Three

10'6" x 10'5" (3.22 x 3.19)

Utility Room

11'5" x 6'6" (3.48 x 2.00)

Master Bedroom

12'0" x 10'6" (3.67 x 3.22)

Bedroom Two

11'9" x 11'2" (3.60 x 3.42)

Bathroom

11'1" x 4'9" (3.40 x 1.47)

Shower Room

5'4" x 3'2" (1.65 x 0.98)





- Three Bedroom Detached Bungalow With Very Large Attic Space Which Is Partially Floored
- Detached Garage and Private Driveway
- Ideal Family Home
- Semi-Rural Living
- Gas Central Heating And Double Glazing
- All Curtains & Blinds Will Be Included along With The Electric Log Bumer Lounge Fire
- Three Sizable Bedrooms
- Beautifully Maintained Gardens
- Electric Under Floor Heating In the Bathroom



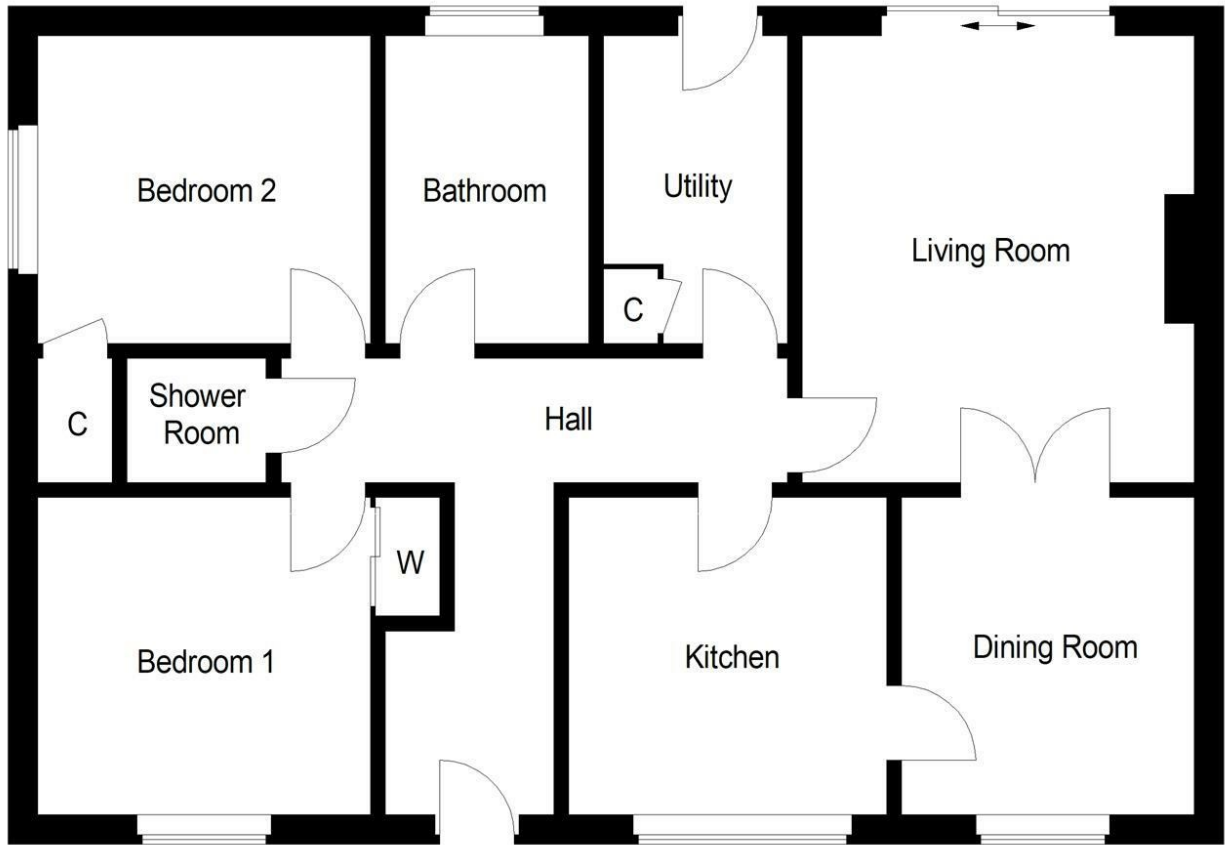


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1117133)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		83
(81-91) B		
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland		EU Directive 2002/91/EC