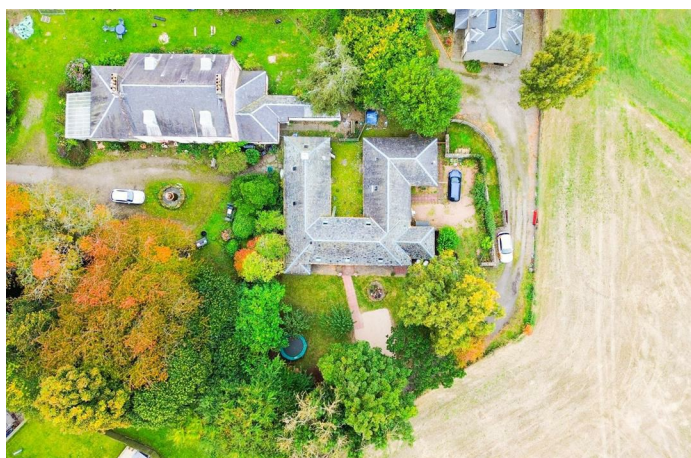


Simple Approach



Estate Agents



Kirkwood Steading , Perth

PH2 7NF

Offers over £338,950

Simple Approach are pleased to welcome this stunning terraced, Steading Conversion to the Perthshire residential sales market. Set within the ever desirable village of St Madoes, this charming property could not be better situated for those seeking a peaceful family friendly location without compromising the benefits of being close by to local amenities.

This charming property comes to the market in excellent move in condition throughout, comprising of; a welcoming entrance hallway, a bright and spacious lounge with a wood burning stove feature and beautiful expose beams – giving a warm cosy atmosphere. Furthermore the house offers a stylish fitted kitchen, dining room, a shower room, three generous bedrooms and a chic family bathroom completes the interior of this lovely home. Externally the property is set upon an impressive plot of land with beautiful garden grounds and a large private driveway. Practical attributes include gas central heating and double glazing.

Kirkwood Steadings is the ideal purchase for any growing family or couple seeking a well located home in excellent move in condition throughout. Viewing is essential to appreciate the overall space and picturesque location on offer.

Lounge

10'1" x 20'6" (3.08 x 6.27)

Kitchen

10'5" x 11'6" (3.19 x 3.52)

Dining Room

9'4" x 8'9" (2.87 x 2.68)

Office Space

8'8" x 10'0" (2.65 x 3.05)

Downstairs Bedroom (Bedroom Three)

11'3" x 11'6" (3.45 x 3.53)

Shower Room

6'0" x 5'1" (1.84 x 1.56)

Bedroom One

13'4" x 10'6" (4.08 x 3.22)

Bedroom Two

11'4" x 15'9" (3.47 x 4.81)

Family Bathroom

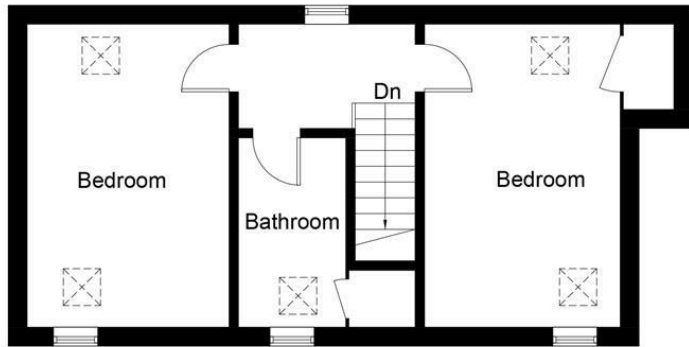
10'7" x 4'7" (3.23 x 1.41)



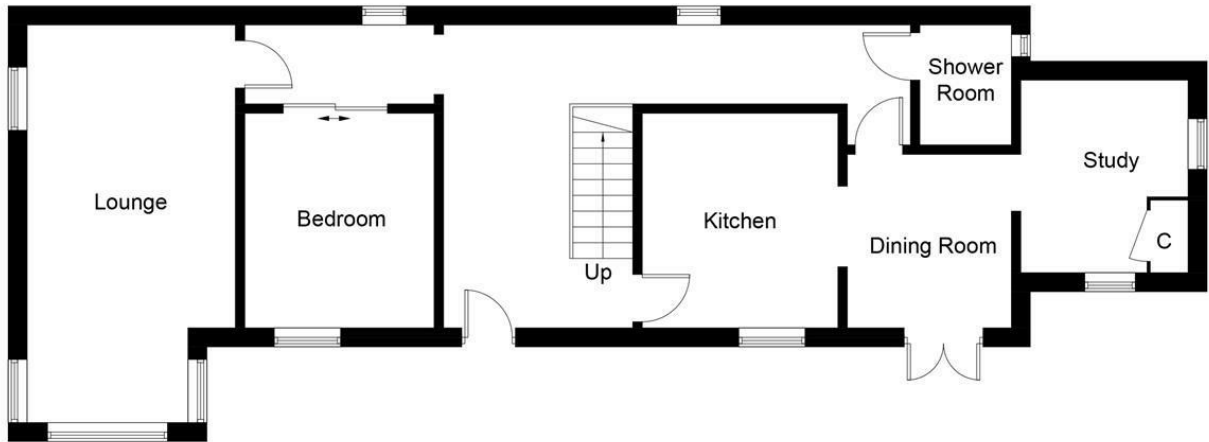


- Terraced Steading Conversion House
- Bright & Spacious Lounge
- Private Driveway
- Three Generous Bedrooms
- Stylish Fitted Kitchen
- Picturesque Views & Location
- Ideal Family Home
- Dining Room / Bedroom four
- What Three Words-reclined.idealist.veal



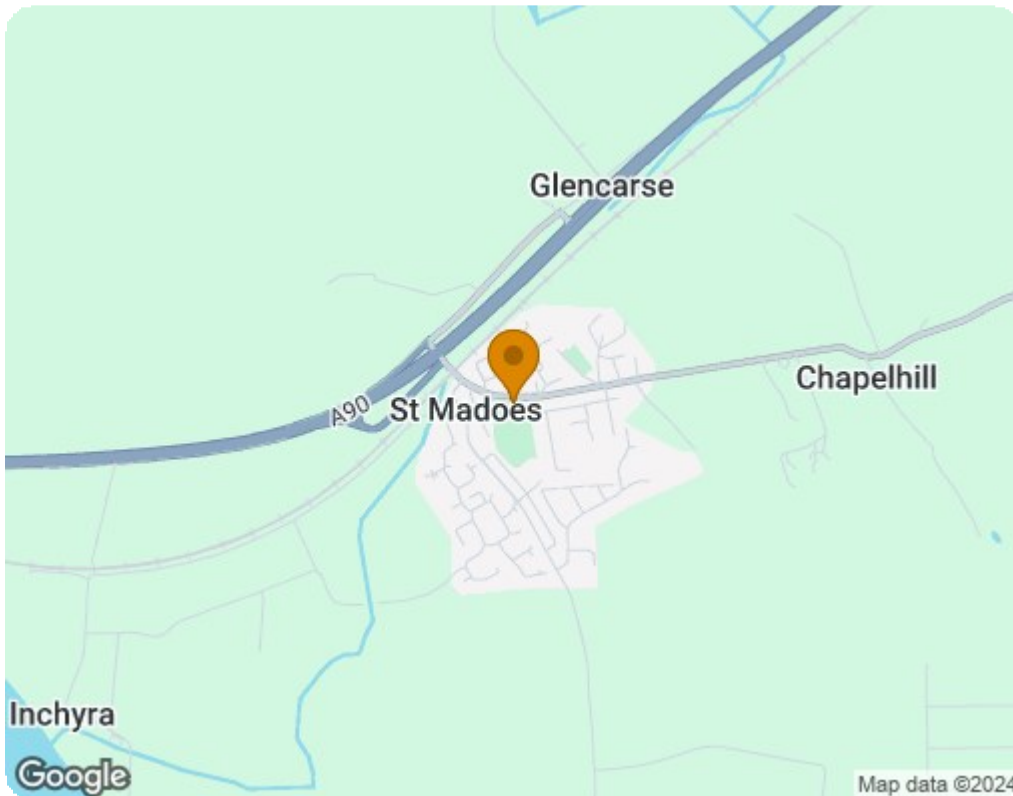


First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1133590)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B	78	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		85
(81-91) B	77	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC