

Simple Approach



Estate Agents



**3 Artisan Drive, Perthshire  
PH2 6FL**

**Offers over £217,950**

### 3 Artisan Drive, Perthshire, PH2 6FL

This contemporary two-bedroom detached bungalow is located in the charming village of Guildtown, offering a perfect blend of modern living and rural tranquility. Ideal for first-time buyers, small families, or those seeking a peaceful location with easy access to Perth City Centre, this property boasts a spacious accommodation set across one accessible floor. Comprising of; a bright and spacious lounge, modern fitted kitchen two generous bedrooms and a stylish family bathroom.

The home features high-quality finishes throughout and offers sought after modern comforts such as oil fired heating, double glazing, a private driveway, detached garage and a well maintained rear garden. With its peaceful setting and proximity to local amenities and transport links, this property provides the perfect opportunity for a comfortable and convenient lifestyle. Viewing is essential to appreciate all that is on offer here at Artisan Drive, Guildtown.

#### Lounge

14'11" x 7'10" (4.57 x 2.39)

#### Kitchen

8'10" x 9'1" (2.71 x 2.79)

#### Bedroom One

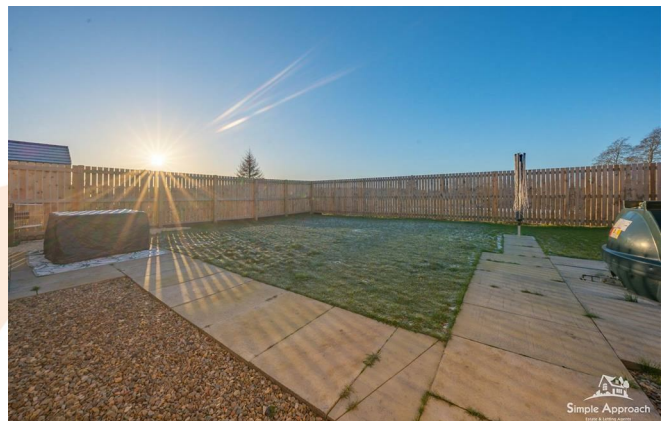
10'3" x 7'10" (3.13 x 2.39)

#### Bedroom Two

7'6" x 9'1" (2.30 x 2.78)

#### Bathroom

6'5" x 9'1" (1.97 x 2.79)



01738 827864





- Semi Detached Bungalow
- Peaceful Surroundings
- Oil Fired Heating & Double Glazing
- Two Generous Bedrooms
- Modern Fitted Kitchen
- Private Driveway With Detached Garage
- Highly Sought After Location
- Excellent Move In Condition



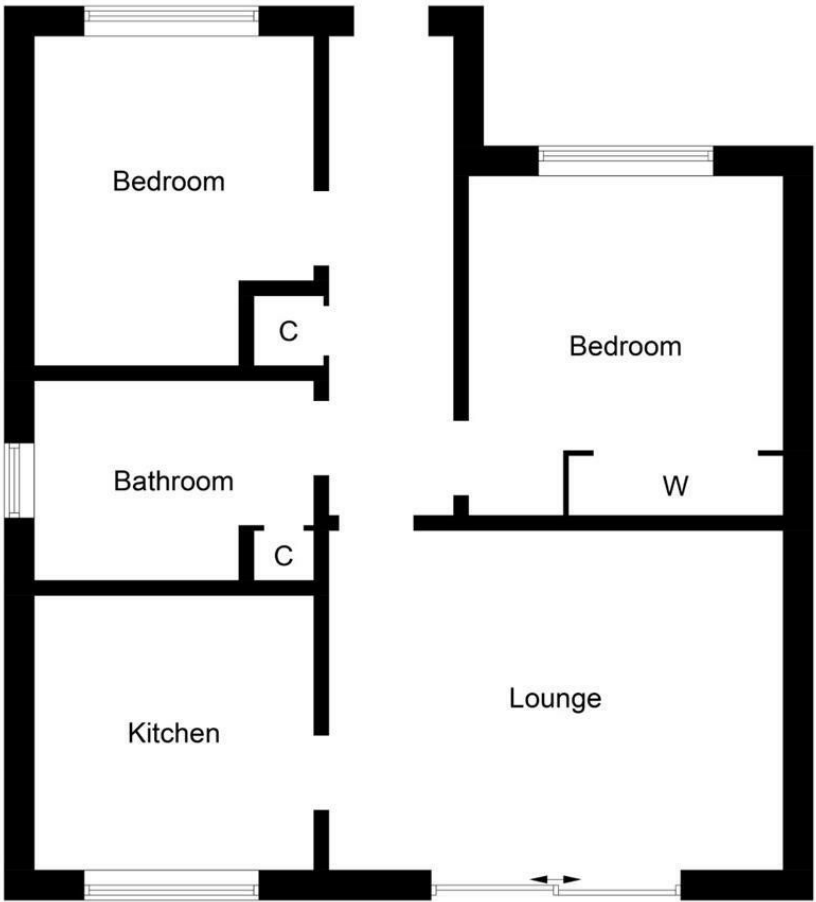


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1158785)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	81
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		