

Simple Approach



**28 Mercat Green, Perth**  
**Perthshire PH2 6HT**

**Offers over £363,950**



Simple Approach are delighted to welcome this idyllic semi-detached bungalow in the tranquil village of Kinrossie to the Perthshire residential market. This property is the perfect purchase for a growing family or couple looking for a warm and very well presented home in great move in condition throughout. Well-placed for those seeking all the benefits of countryside living without falling off the beaten track.

Mercat Green is set on a sizeable plot with a detached garage and private driveway giving ample external space. Internally comprising; a welcoming lounge with feature wood burning stove, a contemporary fitted kitchen / open plan dining area and sitting room, a useful utility room, three generous bedrooms, a stylish shower room, a further family bathroom which enjoys a beautiful free standing bath, and a further attic room. This property offers all the living space required for a growing family, or mature couple seeking ample living space and a quiet residential location.

Benefiting from modern comforts such as gas central heating along with under floor heating and double glazing. Externally this lovely home is set upon a generous plot of land with well maintained garden grounds to the front and rear. This superb property boasts a variety of sought-after features and absolutely must be viewed early to avoid disappointment.

**Lounge**  
14'6" x 18'4" (4.43 x 5.61)

**Kitchen + Dining Room**  
9'10" x 31'0" (3.02 x 9.45)

**Utility Room**  
7'3" x 4'11" (2.22 x 1.52)

**Bedroom One**  
10'3" x 11'5" (3.14 x 3.49)

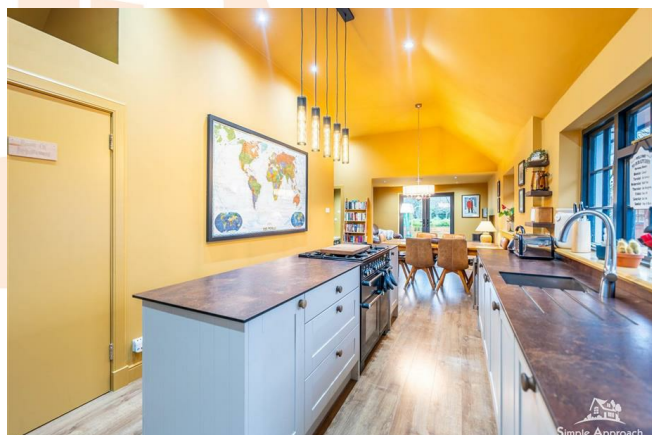
**Shower Room**  
6'8" x 5'9" (2.05 x 1.77)

**Bedroom Two**  
8'3" x 14'4" (2.52 x 4.38)

**Bedroom Three**  
9'4" x 8'0" (2.86 x 2.44)

**Family Bathroom**  
9'4" x 8'3" (2.85 x 2.54)

**Attic Space**  
16'4" x 10'6" (4.98 x 3.21)









- Impressive Semi Detached House
- Beautifully Presented
- Three Generous Bedrooms
- Attic Room
- Open Plan Kitchen / Sitting Room / Dining Area
- Bright & Spacious Lounge
- Wood Burning Stove
- Well Maintained Garden Grounds
- Detached Garage
- Gas Central Heating & Double Glazing





Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1165484)



| Energy Efficiency Rating   |               |               |
|--|---------------|---------------|
|  | Current       | Potential     |
| Very energy efficient - lower running costs  |               |               |
| (92 plus) A  | <div>58</div> | <div>80</div> |
| (81-91) B  |               |               |
| (69-80) C  |               |               |
| (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  | <div>55</div> | <div>79</div> |
| (81-91) B  |               |               |
| (69-80) C  |               |               |
| (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  |               |               |