







23 Madoch Square, Perth PH2 7TN

Offers over £259,950

This immaculately presented four-bedroom, detached house, located in the sought-after Madoch Square, St Madoes Glencarse, combines modern living with practical features to create the perfect family home. This home offers spacious accommodation set across two floors, comprising; an entrance hallway, a bright front facing lounge, sizeable kitchen / dining area, a downstairs WC, four generous bedrooms with a master ensuite and a further family bathroom completes the interior.

In addition to the beautiful living spaces, this property boasts a private driveway, providing off-street parking for multiple vehicles, along with an integrated garage that offers extra storage or workspace. The home is equipped with gas central heating and double glazing, ensuring a warm and energy-efficient environment throughout the year.

With its combination of modern features, ample space, and practical amenities, this property is an exceptional choice for anyone looking for a comfortable and stylish family home in a peaceful yet well-connected location.

## Lounge

16'5" x 13'4" (5.02 x 4.07)

## **Kitchen / Diner**

18'1" x 12'0" (5.53 x 3.67)

## **Downstairs Cloak Room / WC**

5'3" x 4'8" (1.61 x 1.43)

### **Bedroom One**

11'0" x 11'5" (3.37 x 3.49)

#### **Ensuite**

6'1" x 4'11" (1.87 x 1.51)

# **Bedroom Two**

9'3" x 8'11" (2.83 x 2.72)

# **Bedroom Three**

8'8" x 8'5" (2.65 x 2.57)

## **Bedroom Four**

12'2" x 6'3" (3.73 x 1.92)

## **Bathroom**

8'5" x 6'9" (2.58 x 2.08)











- Detached House
- Bright Front Facing Lounge
- Private Driveway & Garage
- Four Generous Bedrooms
- Sizeable Kitchen / Diner
- Easily Maintained Private Rear Garden
- Master Ensuite Shower Room
- · Gas Central Heating & Double Glazing
- Easy Transport Links To Larger Surrounding Cities of Perth & Dundee









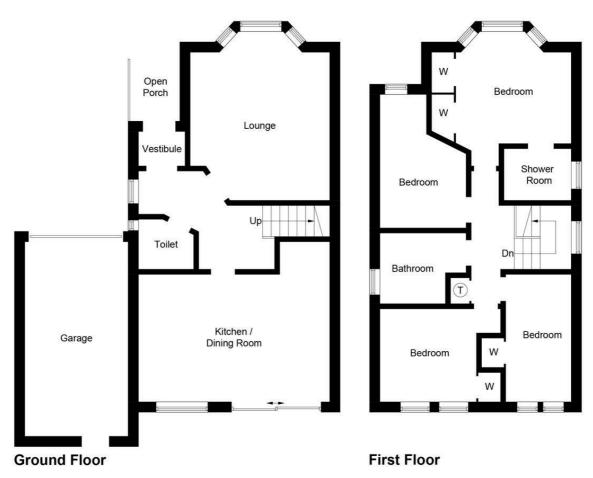


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