

Simple Approach



**8 Valetta Rhynd Lane, Perth  
PH2 8QT**

**Offers over £419,950**



Simple Approach are delighted to welcome this stunning 4 bedroom extended Detached Bungalow to the Perthshire residential market, This fantastic family home comes to the market is move-in condition throughout and sits on the most amazing plot. Comprising of 3 double bedrooms, master bedroom with en-suite shower room, modern open plan kitchen with built in appliances opening up a generous family room, separate dining room, useful utility room and further chic family bathroom. Valetta, Rhynd Lane offers spacious accommodation set across one accessible floor, making this the ideal purchase for any growing family or mature couple seeking a well located home in excellent move in condition throughout.

Externally the property sits on an impressive plot of land, enjoying a substantial private rear garden with ample space for outdoor seating, a large private driveway and double garage. Practical attributes include gas central heating and double glazing throughout. Viewing is essential to appreciated the overall space, excellent location and fantastic family home on offer here at Rhynd Lane.

### Lounge

19'7" x 14'8" (5.98 x 4.48)

### Hallway

14'6" x 8'0" (4.42 x 2.45 )

### Dining Area

13'0" x 9'3" (3.98 x 2.84 )

### Family Room / Kitchen

27'11" x 19'4" (8.53 x 5.91 )

### Utility Room

10'9" x 5'9" (3.28 x 1.77 )

### Bedroom One

11'5" x 10'5" (3.48 x 3.19)

### Ensuite

8'7" x 4'9" (2.63 x 1.47)

### Bedroom Two

9'10" x 10'8" (3.01 x 3.26)

### Bedroom Three

10'5" x 8'8" (3.20 x 2.66)

### Bedroom Four / Office

10'8" x 8'1" (3.27 x 2.48)

### Bathroom

10'8" x 6'11" (3.27 x 2.11)







- Extended Four Bedroom Detached Bungalow In A Very Sought After Location
- Modern Open Plan Kitchen/Family Room
- Gas Central Heating And Double Glazing
- Generous Private Plot With Large Driveway
- Double Bedrooms With Master En-Suite
- Dining Room Could Easily Be Suitable To use As An Office or Fifth Bedroom
- Immaculate Move In Condition
- Highly Sought After Location







Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1189065)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C	66	
(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		71
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		