

Simple Approach



Estate Agents



**15 Mackintosh Way, Perth  
PH1 1SL**

**Offers over £243,950**



Located in one of Perth's most desirable residential areas, this bright and spacious two-bedroom detached bungalow offers well-maintained, single-level living with a perfect balance of comfort, practicality, and charm. Thoughtfully laid out and filled with natural light, the property is ideally suited to downsizers, retirees, or anyone looking for a peaceful home within easy reach of the city centre.

The accommodation comprises a welcoming entrance hallway that leads into a generously sized lounge, complete with large front-facing windows that fill the room with light. A separate dining room that flows seamlessly into a bright conservatory at the rear, a good sized kitchen with ample worktop space. Both bedrooms are comfortable doubles, each benefiting from built-in storage, and the family bathroom completes the interior.

Externally, the property continues to impress. The front garden is attractively laid out along with the private driveway provides ample off-street parking and leads to a single garage with power and lighting. The property further enjoys a well maintained private garden to the rear. Viewing is essential to appreciate all that is on offer here at Mackintosh Way, Perth.

### Lounge

13'8" x 15'0" (4.17 x 4.58)

### Kitchen

10'7" x 11'2" (3.25 x 3.42 )

### Dining Room

7'2" x 11'3" (2.19 x 3.43 )

### Conservatory

8'5" x 8'7" (2.58 x 2.63 )

### Bedroom One

9'4" x 14'6" (2.87 x 4.44)

### Ensuite Shower Room

3'1" x 9'8" (0.95 x 2.96 )

### Bedroom Two

11'5" x 10'0" (3.50 x 3.07 )

### Family Bathroom

5'6" x 8'1" (1.68 x 2.48 )

### Garage

18'10" x 10'0" (5.75 x 3.07)





- Detached Two Bedroom Bungalow In A Very Sought After Location
- Spacious Accommodation Throughout
- Great Views From The Large Lounge Window
- Cul De Sac With A Large Driveway & Garage
- Conservatory Looking Out Into The Private Rear Garden
- Gas Central Heating & Double Glazing

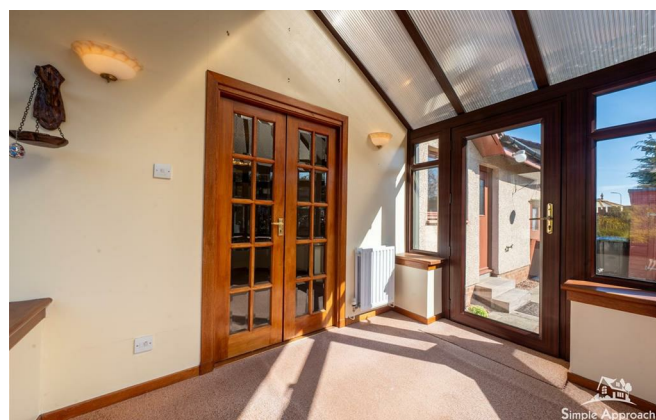
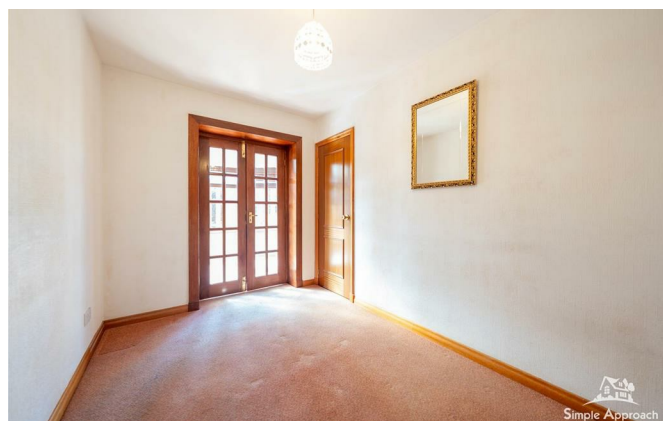
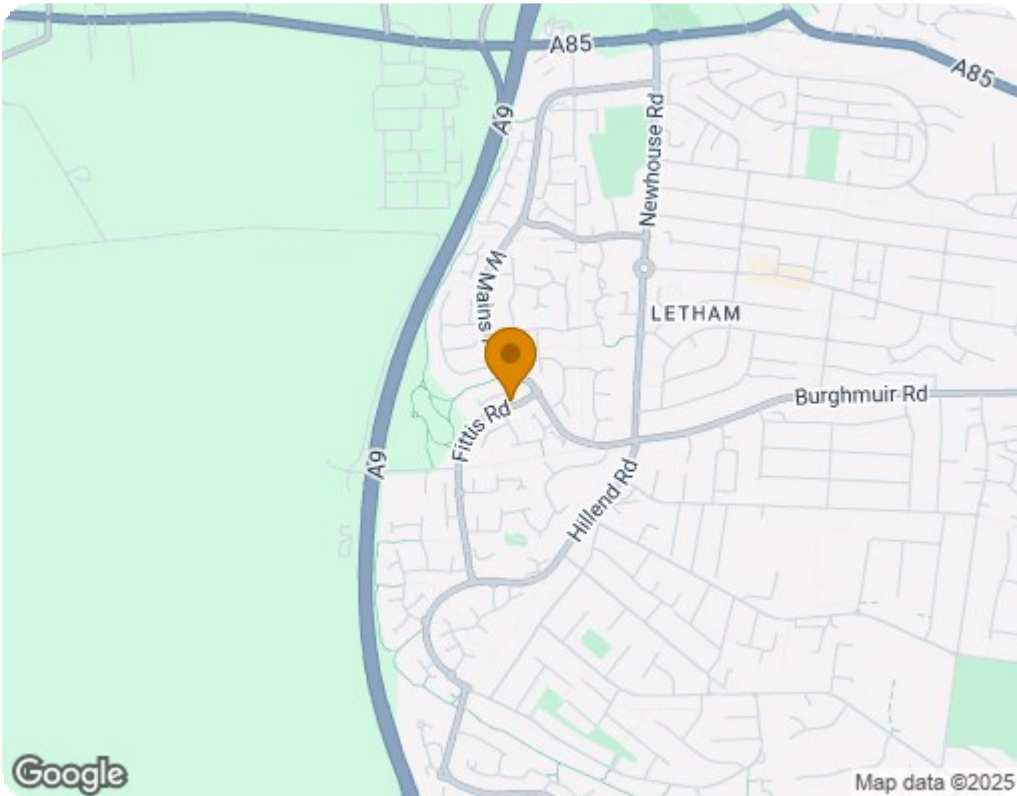






Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1189698)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	69	
(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		79
(81-91) B		
(69-80) C	65	
(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		