

Simple Approach



Estate Agents



**Finella Main Street, Perth
PH2 6EZ**

Offers over £257,950

Simple Approach are pleased to welcome this beautifully presented, bright, and spacious detached bungalow, located in the highly sought-after village of Balbeggie. Offering an excellent opportunity for a range of buyers, this charming home combines comfort, space, and convenience in an idyllic setting.

The property boasts three generous bedrooms, all finished to a high standard, providing flexible accommodation ideal for family living, or those seeking a peaceful location with easy access to local amenities. The heart of the home is the spacious lounge, which is flooded with natural light, creating a warm and welcoming atmosphere. A well-appointed kitchen offers ample storage and workspace, perfectly suited for modern living. The property further benefits from a stylish family bathroom.

Key features include gas central heating and double glazing throughout, ensuring year-round comfort and energy efficiency. Externally, the property is equally impressive, featuring a detached garage providing additional storage or workshop space, and a beautifully maintained garden. Situated on Main Street, this home enjoys a prime location within Balbeggie – a desirable area popular for its easy commuting links, and proximity to both Perth and the surrounding countryside. Early viewing is highly recommended to appreciate all that this delightful bungalow has to offer.

Living
13'6" x 12'5" (4.14 x 3.80)

5'11" x 9'3" (1.82 x 2.83)

Kitchen
9'4" x 11'9" (2.85 x 3.59)

Porch
3'8" x 9'10" (1.13 x 3.02)

Bedroom One
12'8" x 12'4" (3.87 x 3.77)

Bedroom Two
11'3" x 11'2" (3.43 x 3.42)

Bedroom Three
9'2" x 12'4" (2.81 x 3.77)

Bathroom





- Detached, well-presented bungalow
- Detached garage
- Easy access to Perth and wider transport links
- Three bright and spacious bedrooms
- Well maintained, attractive gardens
- Gas central heating and double glazing
- Sought-after village location



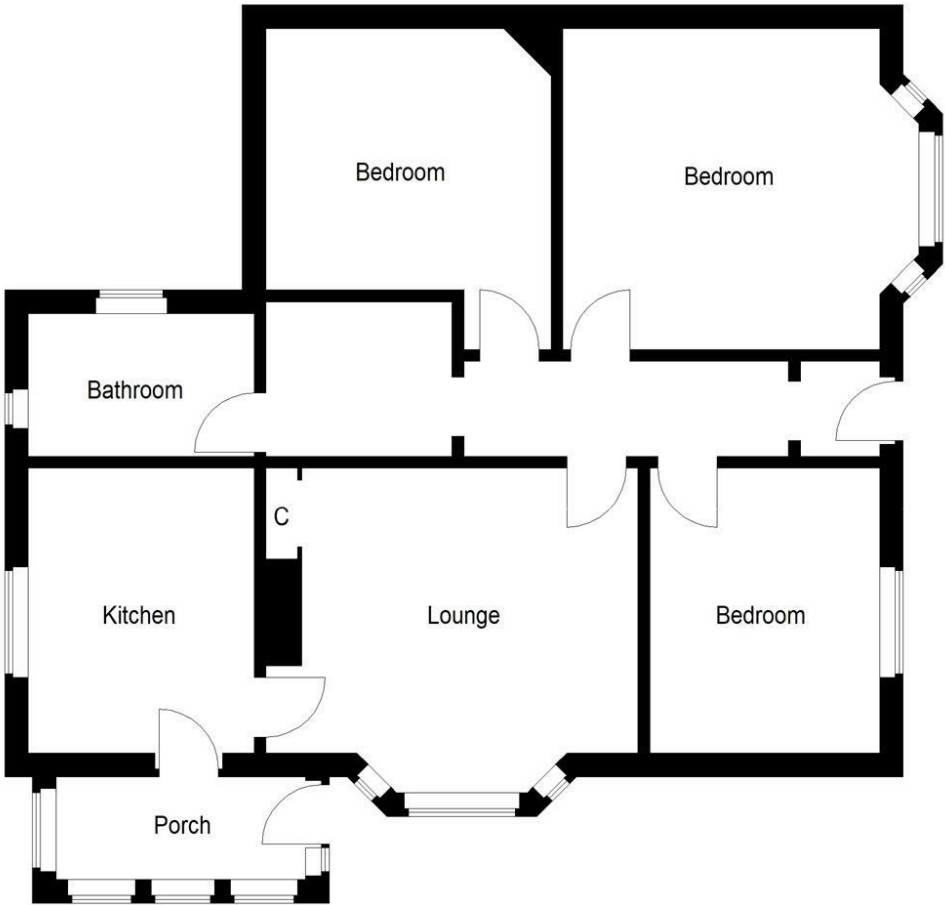
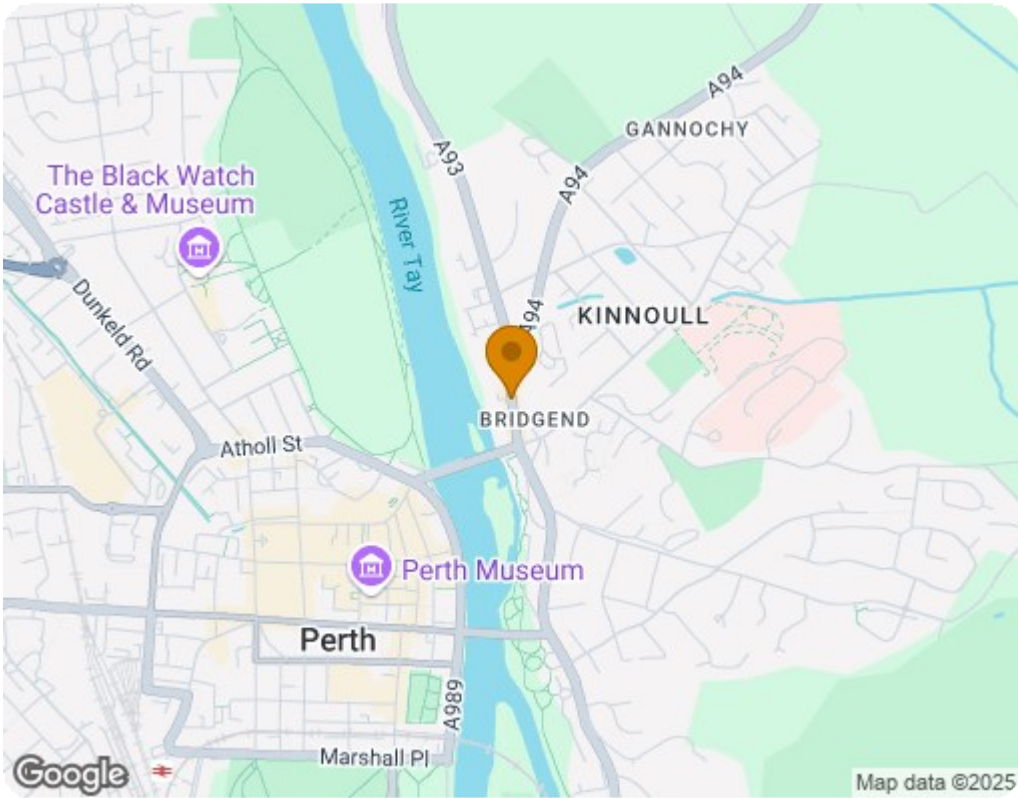


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1196746)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	68	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		79
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		