

Simple Approach



Estate Agents



**17 Madoch Square, Perth  
PH2 7TN**

**Offers over £230,000**

Situated in the peaceful and well-regarded Madoch Square in Glencarse, Perth, this spacious four-bedroom semi-detached home offers modern living in a desirable village setting. Thoughtfully designed across two levels, the property is ideal for growing families, professionals, or those seeking flexible accommodation with a ground floor bedroom.

The home features a bright and welcoming lounge, the modern kitchen is well-appointed with contemporary fittings and ample storage, providing a practical and stylish space for cooking and dining. A convenient downstairs WC adds to the functionality of the ground floor. One of the four generously sized bedrooms is located on the ground floor—ideal for guests, or as a home office. Upstairs, the property comprises three further bedrooms, including a master with its own ensuite shower room, and a well-finished family bathroom serving the remaining rooms.

The property benefits from gas central heating and double glazing throughout, ensuring comfort and energy efficiency all year round. Externally, the home boasts a private rear garden as well as a private driveway providing off-street parking. This attractive and versatile property combines village charm with modern convenience, offering easy access to Perth, Dundee, and surrounding areas.

#### **Lounge**

19'4" x 14'2" (5.90 x 4.32 )

#### **Kitchen**

16'11" x 8'4" (5.16 x 2.56 )

#### **Downstairs WC**

2'11" x 6'7" (0.89 x 2.01 )

#### **Master Bedroom**

14'9" x 10'5" (4.51 x 3.18 )

#### **Ensuite Shower Room**

3'5" x 8'7" (1.05 x 2.64 )

#### **Bedroom Two**

10'2" x 10'7" (3.10 x 3.25 )

#### **Bedroom Three**

9'0" x 9'5" (2.75 x 2.88)

#### **Bathroom**

5'7" x 7'7" (1.71 x 2.32 )

#### **Downstairs Bedroom (Bedroom Four)**

6'5" x 11'8" (1.96 x 3.56)

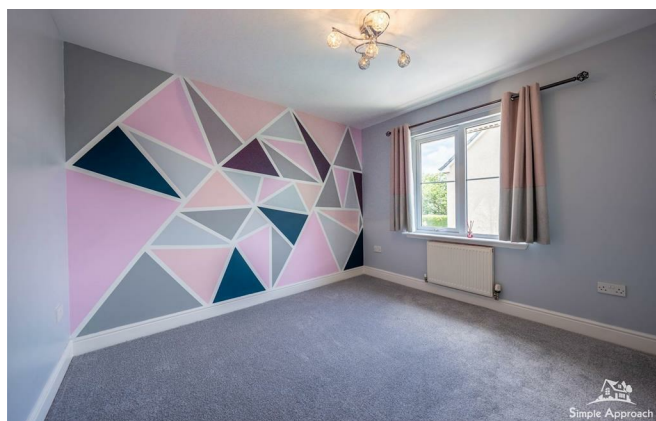


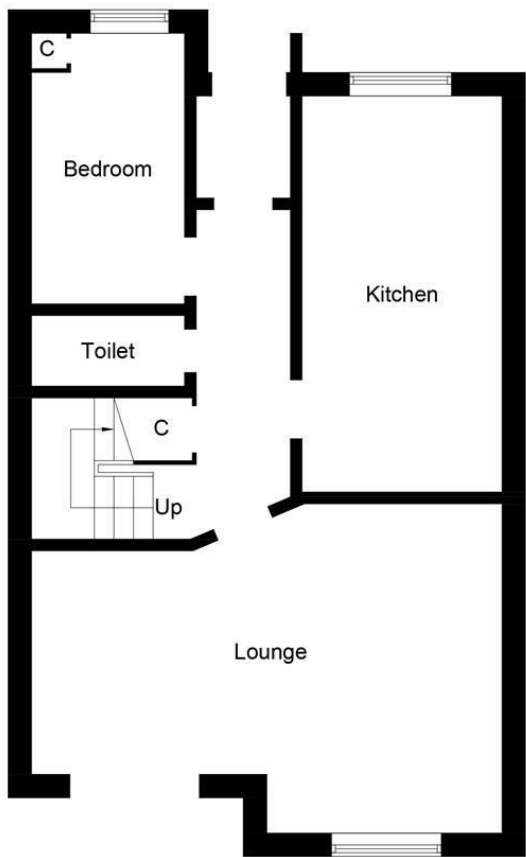


- Semi Detached House
- Modern Kitchen
- Private Driveway

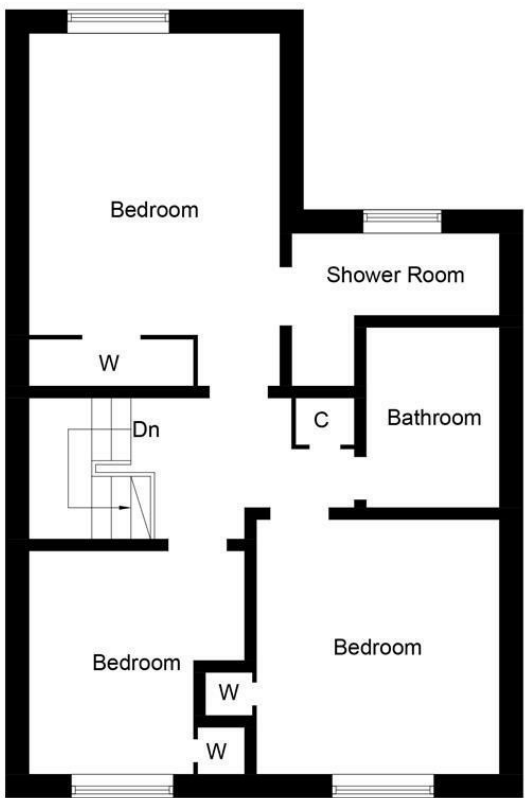
- Four Bedrooms With A Master Ensuite
- Sought After Location
- Think this might be the property for you? Contact our mortgage team to discuss your options — we have appointments available today!

- Bright & Spacious Lounge
- Gas Central Heating & Double Glazing



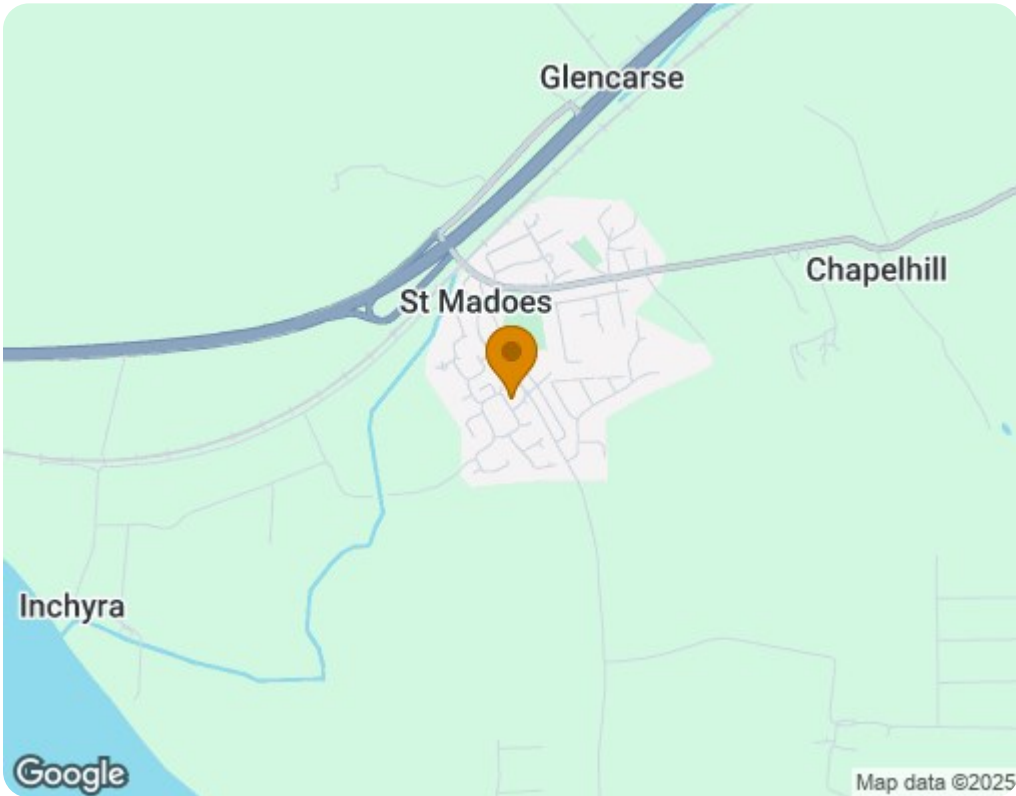


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1216230)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	81
(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		
(81-91) B	81	82
(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		