

Simple Approach



**15 Mcleish Place, Perth
PH1 2UL**

Offers over £247,950

Welcome to this modern two-bedroom detached bungalow located in the desirable area of Mcleish Place, Perth. This delightful property offers a perfect blend of comfort and modern living, making it an ideal home for families or those seeking a peaceful retreat.

As you enter, you will be greeted by a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The bungalow boasts a brand new kitchen, equipped with freestanding white goods and room to dine.

The property features two well-proportioned bedrooms, providing ample space for rest and relaxation. The master bedroom benefits from an en-suite shower room, adding a touch of luxury and convenience to your daily routine.

One of the standout features of this bungalow is the lovely conservatory, which allows natural light to flood in, creating a bright and airy space that can be enjoyed year-round. The conservatory opens up to a very private plot, offering a tranquil outdoor area for gardening, entertaining, or simply unwinding in the fresh air. This home further benefits from a study, currently used as a third bedroom.

This bungalow is in move-in condition throughout, meaning you can settle in without the need for immediate renovations or repairs as it has all been done. Its location in a sought-after residential area ensures that you will be part of a friendly community, with local amenities and transport links conveniently close by.

Lounge
14'6" x 11'6" (4.44 x 3.51)
In summary, this two-bedroom bungalow in Mcleish Place is a wonderful opportunity for anyone looking for a modern, comfortable home in a peaceful setting. Don't miss your chance to make this delightful property your own.

Conservatory
10'8" x 12'3" (3.26 x 3.74)

Kitchen
14'6" x 7'9" (4.43 x 2.37)

Bathroom
5'2" x 7'2" (1.60 x 2.19)

Bedroom One
10'9" x 10'10" (3.30 x 3.31)

En-suite Shower Room
4'0" x 4'10" (1.23 x 1.48)

Bedroom Two
8'6" x 9'11" (2.60 x 3.04)

Study
8'6" x 14'7" (2.60 x 4.47)





- Recently Renovated Throughout
- Two Bedroom Bungalow In A Sought After Location
- Spacious Lounge And Conservatory
- New Kitchen With Freestanding Appliances
- Modern Bathroom and Shower En-Suite
- Private Driveway and Garage
- Study Is Currently Used As A Third Bedroom



15 Mcleish Place, Perth, PH1 5UL

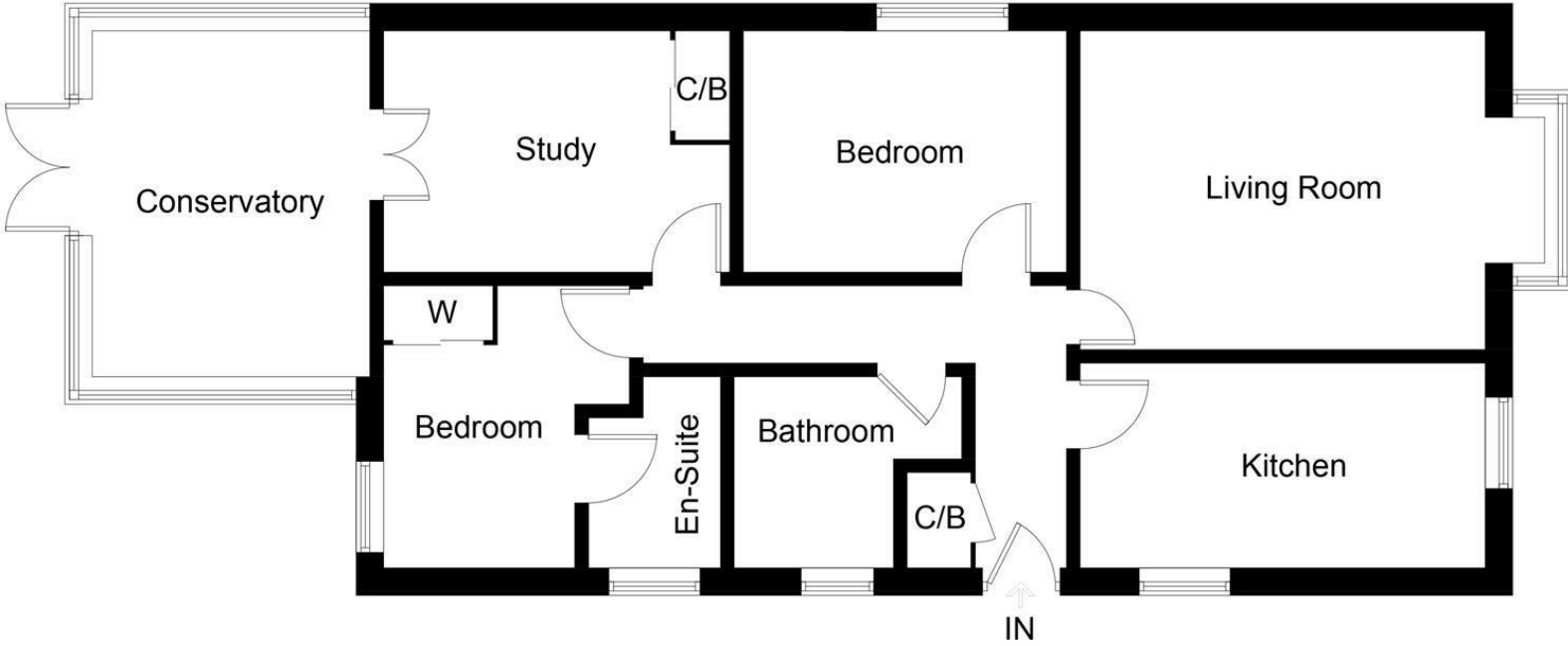
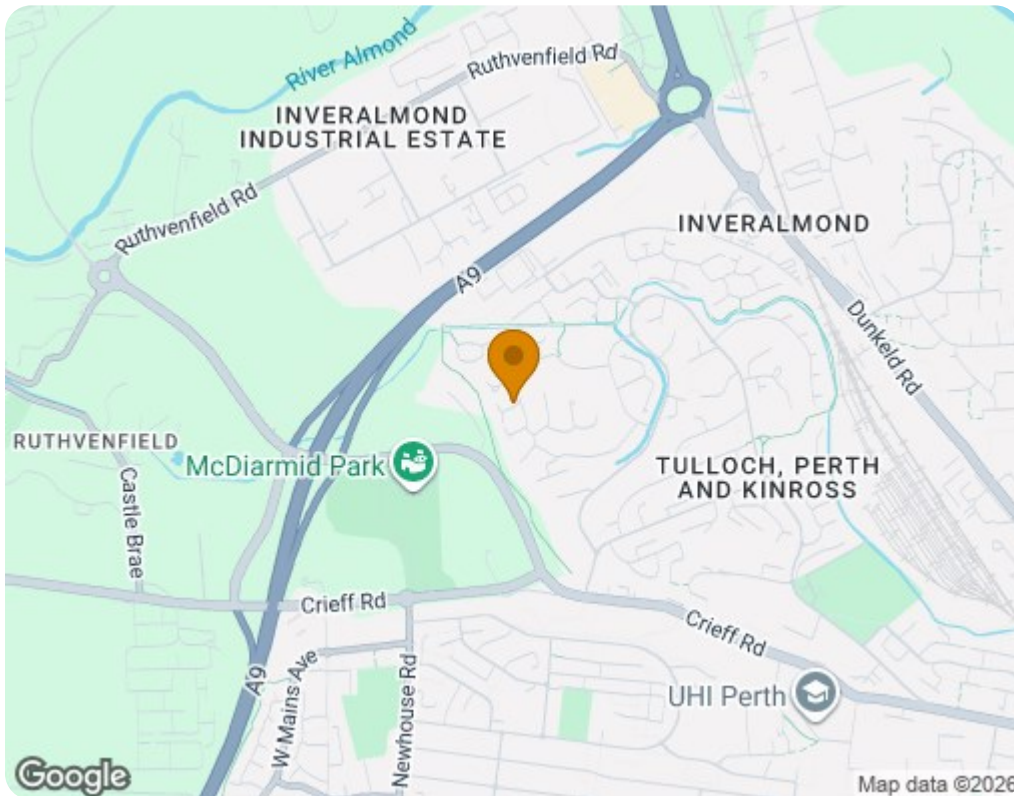


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1304581)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Scotland		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	78	79
(55-68) D		
(39-54) E		
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