

Simple Approach



Estate Agents



**Carandene Dalcrue Road, Perth
PH1 3EA**

Offers over £356,950

Situated within the highly sought-after village of Pitcairngreen, this spacious detached bungalow on Carandene, Dalcruie Road offers generous and flexible accommodation throughout, making it an ideal home for families or those looking for spacious single-level living in a desirable location.

The accommodation comprises a bright and welcoming lounge, a separate dining room perfect for entertaining or family meals, a well-appointed kitchen, and a practical utility room providing additional storage and workspace. There are four well-proportioned bedrooms, including a generous master bedroom with an en-suite shower room, while a family bathroom serves the remaining bedrooms.

The property has been well maintained over the years and offers excellent potential for a new owner to update and personalise to their own taste. Further benefits include gas central heating and double glazing throughout.

Externally, the property enjoys a large private driveway providing ample off-street parking, along with an integral garage offering secure parking and additional storage. The well-maintained gardens surrounding the home provide an attractive outdoor space to relax, entertain, or enjoy with the family.

Offering spacious accommodation, fantastic potential, and an enviable position within one of Perth's most desirable villages, this charming detached bungalow presents a wonderful opportunity to create a long-term family home in a highly sought-after setting.

Lounge

15'1" x 25'4" (4.61 x 7.74)

Dining Room

13'1" x 12'1" (4.00 x 3.69)

Kitchen

13'1" x 11'5" (3.99 x 3.48)

Utility Room

7'4" x 11'0" (2.24 x 3.36)

Bedroom One

10'10" x 12'0" (3.31 x 3.67)

En-suite Shower Room

4'10" x 8'5" (1.48 x 2.57)

Bedroom Two

10'9" x 10'2" (3.29 x 3.11)

Bedroom Three

10'8" x 11'1" (3.27 x 3.38)

Bedroom Four

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

Bathroom

7'5" x 5'5" (2.28 x 1.67)





- Spacious Detached Bungalow
- Separate Dining Room Ideal For Family Meals And Entertaining
- Gas Central Heating And Double Glazing Throughout
- Integral Garage Offering Additional Storage And Secure Parking
- Highly Sought-After Pitcairngreen Location
- Four Generously Sized Bedrooms
- Excellent Opportunity To Update And Personalise To Your Own Taste
- Bright And Welcoming Lounge
- Master Bedroom With En-Suite Shower Room
- Large Private Driveway



Carandene, Dalcrue Road, Pitcairngreen, PH1 3EA

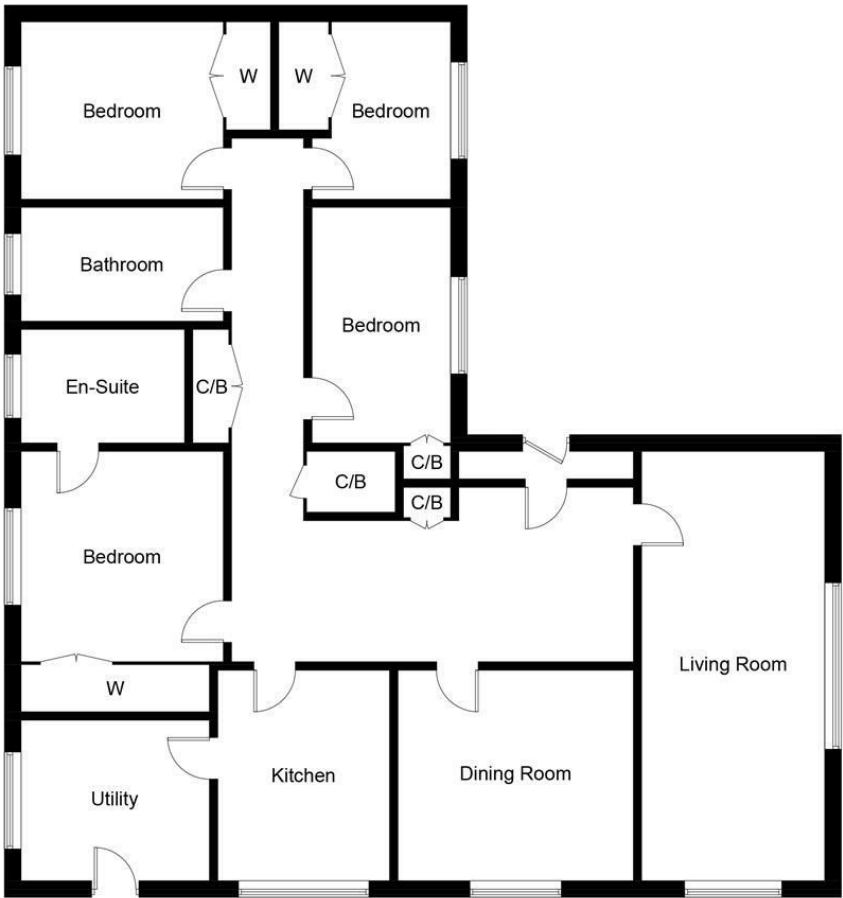


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1318598)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	80
(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		
(69-80) C	71	77
(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		