Simple Approach

Estate Agents







The Orchard Croft Avenue, Perth
PH2 0SG

Offers over £374,950

13-15 St Leonards Bridge, Perth, PH2 0DR
Tel: 01738 827864 Email: info@simpleapproachea.co.uk www.simpleapproachea.co.uk

The Orchard Croft Avenue, Perth, PH2 0SG

******* CLOSING DATE FRIDAY 16TH OCTOBER 12 NOON ********
The Orchard is a beautifully presented detached two-storey home, set within a stunning countryside location on Croft Avenue, Dunning. Offering spacious and flexible accommodation, this wonderful property makes an ideal family home with beautiful gardens, private parking and exceptional rural views.

The ground floor features a stylish open-plan kitchen and dining area, creating a wonderful space for both everyday family life and entertaining. The modern kitchen offers excellent storage and leads through to a useful utility room. Patio doors from the dining area open onto the beautiful rear garden, allowing the stunning countryside views to be enjoyed from within the home.

The spacious lounge is bright and welcoming, featuring a charming stove burner and further views over the surrounding countryside. Also on the ground floor are two generously sized bedrooms. The principal bedroom benefits from a modern en-suite bathroom with a separate shower and bath, while the second bedroom is currently used as a home gym and features its own en-suite WC, offering excellent flexibility. There is a further WC on the ground floor.

Upstairs, there are two further well-proportioned bedrooms, one currently utilised as a home office, along with a family bathroom. Externally, the property boasts beautiful private gardens and a private driveway, all set within a peaceful and highly desirable rural location. Further benefits include gas central heating, double glazing and an EV charger.

With its beautifully presented accommodation, flexible layout, stunning countryside views and peaceful setting, The Orchard is a truly wonderful family home and early viewing is highly recommended.

Lounge
14'7" x 14'7" (4.47 x 4.47)

Kitchen / Dining Area
24'9" x 16'7" (7.56 x 5.07)

Utility Room
6'2" x 5'9" (1.89 x 1.77)

Downstairs WC
5'8" x 4'6" (1.73 x 1.38)

Downstairs Master Bedroom
11'2" x 11'4" (3.42 x 3.47)

Master Ensuite Bathroom
12'9" x 7'10" (3.91 x 2.40)

Downstairs Bedroom Two
12'1" x 9'8" (3.69 x 2.97)

WC Ensuite
4'4" x 4'9" (1.33 x 1.47)

Upstairs Bedroom Three
12'9" x 12'11" (3.91 x 3.96)

Upstairs Bedroom Four
12'11" x 7'9" (3.96 x 2.38)









The Orchard Croft Avenue, Perth, PH2 0SG



- Beautifully Presented Detached Two-Storey Home
- Modern & Stylish Kitchen With Utility Room
- Master Bedroom With En-Suite Bathroom
- CLOSING DATE FRIDAY 16TH OCTOBER 12 NOON
- Stunning Countryside Location & Views
- Bright & Welcoming Lounge With Stove Burner
- Beautiful Private Rear Garden
- Spacious Open-Plan Kitchen & Dining Area
- Four Generously Sized Bedrooms
- Ideal Family Home In A Peaceful Setting





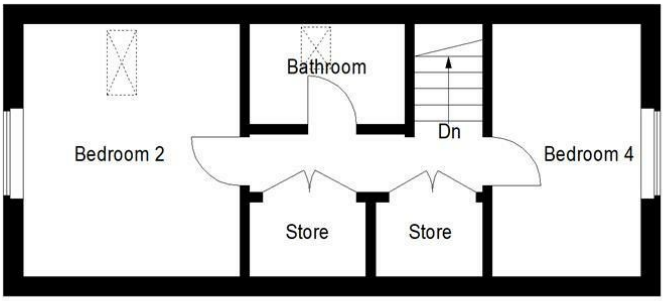




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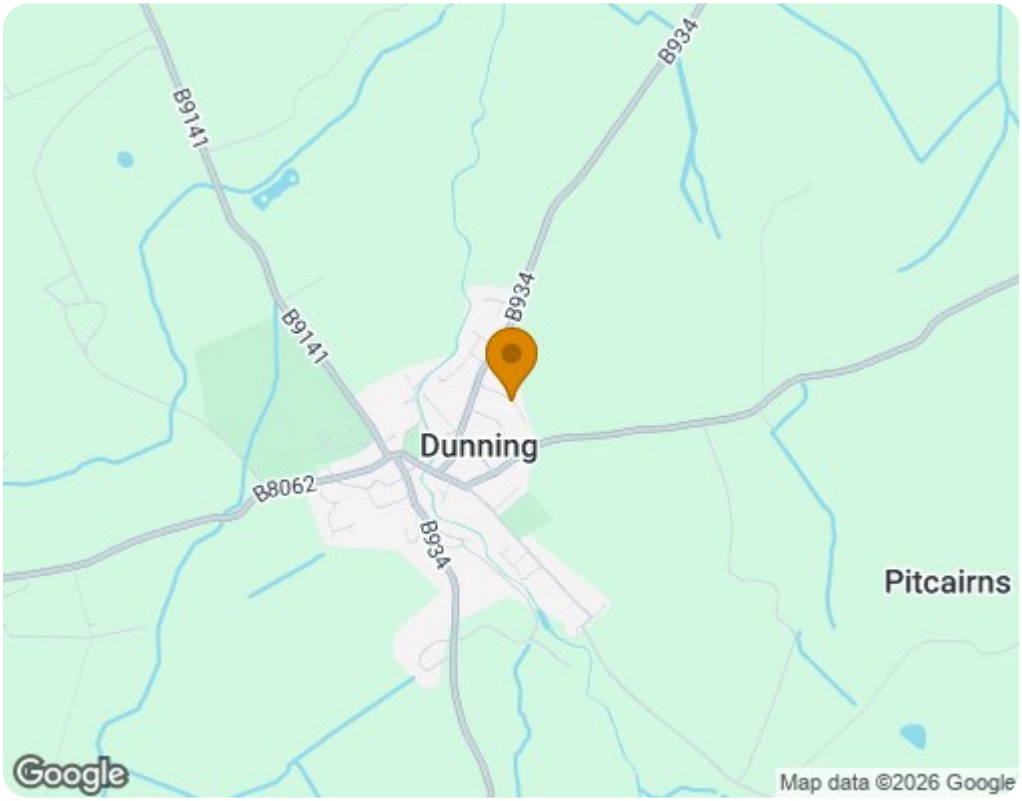


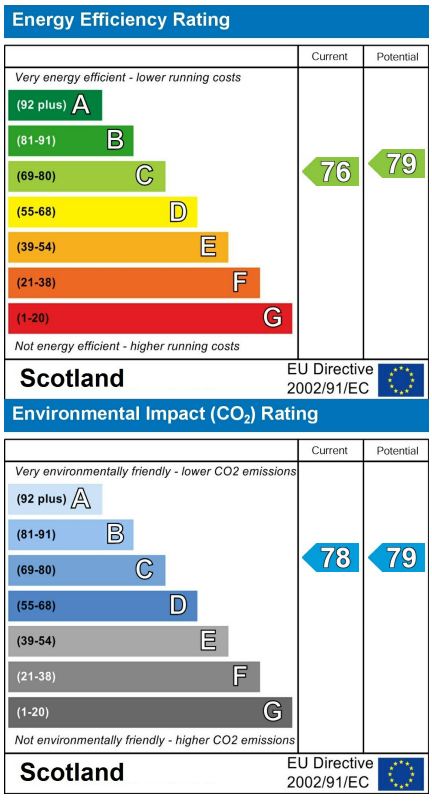
Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1327263)





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