

Simple Approach



**25 The Nurseries, Perth
PH2 7NX**

Offers over £319,950

25 The Nurseries, Perth, PH2 7NX

Located in the very desirable area of St Madoes, between the vibrant cities of Perth & Dundee, this charming three-bedroom detached bungalow at The Nurseries presents an excellent opportunity for those seeking a modern, comfortable and spacious home.

Upon entering, you will be greeted by a welcoming reception room that boasts a large picture window, allowing natural light to flood the space and create a warm and inviting atmosphere. The separate dining comes off the lounge. The bungalow has been thoughtfully designed to offer ample room for relaxation and entertaining, making it perfect for families or those who enjoy hosting guests. This property also benefits from a Sun Room that can be used as a second lounge looking into the garden.

One of the standout features of this property is the brand new kitchen, which has been modernised to meet contemporary standards while providing a functional space for culinary enthusiasts. The kitchen is well-equipped and offers a delightful area for family meals or casual dining.

The three well-proportioned bedrooms provide flexibility for various living arrangements, whether you require guest rooms, a home office, or additional space for family members. The bathroom is conveniently located to serve all bedrooms, ensuring practicality for everyday living.

Surrounded by the picturesque landscapes of Perthshire, this bungalow not only offers a tranquil setting but also easy access to local amenities and transport links, making it an ideal choice for those who appreciate both convenience and serenity.

In summary, this three-bedroom detached bungalow in The Nurseries is a rare find, combining modern comforts with a peaceful location. It is perfect for anyone looking to settle in a sought-after area while enjoying the benefits of a spacious and well-appointed home.

Lounge
19'3" x 15'0" (5.88 x 4.59)

Dining Room
9'9" x 12'5" (2.98 x 3.80)

Kitchen (L Shaped)
16'0" x 9'2" x 16'0" (4.88 x 2.80 x 4.90)

Master Bedroom
11'4" x 11'8" (3.47 x 3.56)

En-Suite
3'4" x 8'0" (1.03 x 2.46)

Bedroom Two
11'9" x 9'8" (3.60 x 2.97)

Bedroom Three
11'8" x 8'2" (3.57 x 2.49)

Bathroom
11'5" x 9'6" (3.50 x 2.92)

Sun Room/ Second Lounge/ Garden Room
13'5" x 11'8" (4.09 x 3.57)





- Detached Bungalow In The Sought After Location Of St Madoes
- Brand New Kitchen Fitted Feb/March 2026
- Private Driveway And Garage
- Think this might be the property for you? Contact our mortgage team to discuss your options — we have appointments available today!
- Three Very Well-Propertied Bedrooms
- Bright & Spacious Lounge With Natural Light Throughout
- Low-Maintenance Garden Grounds
- Spacious Accommodation Throughout
- Gas Central Heating & Double Glazing
- Desirable Well Placed Plot Tucked In The Cul De Sac



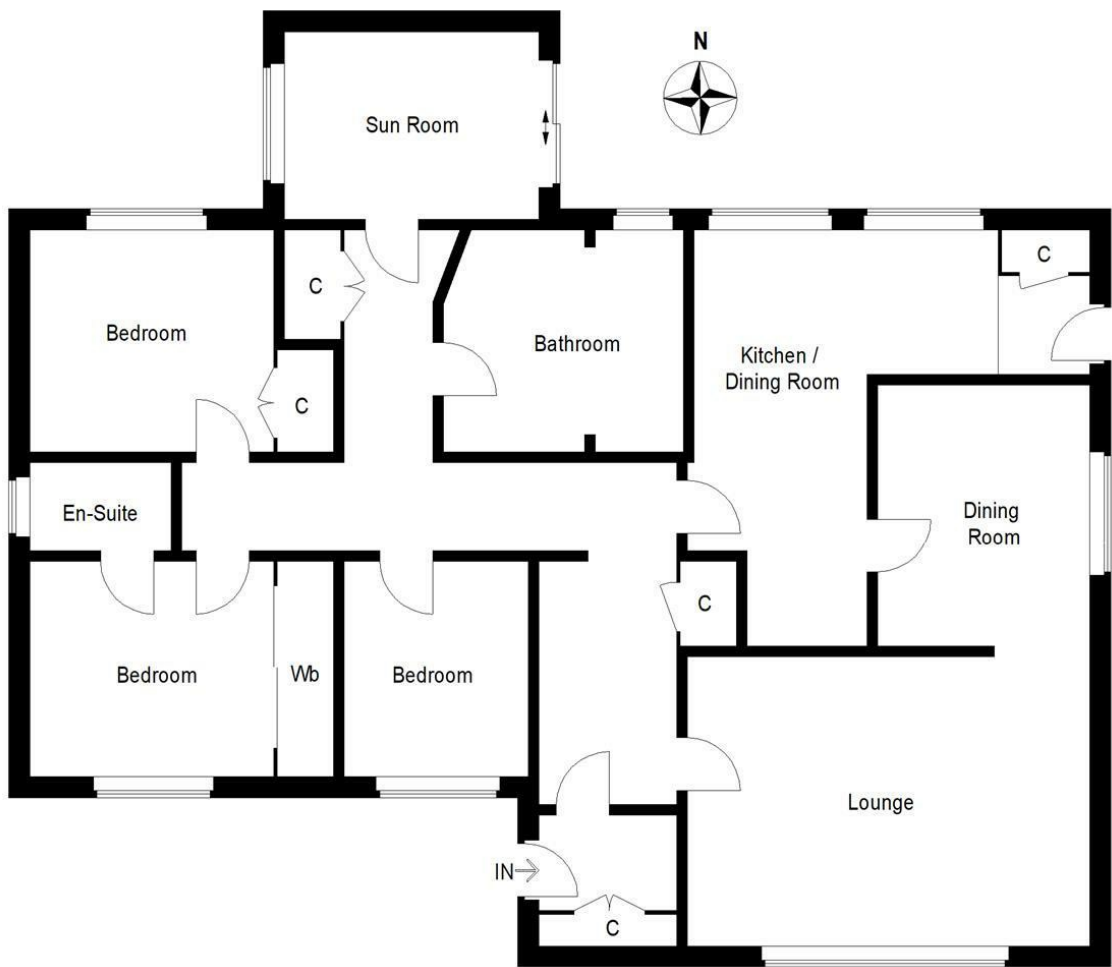
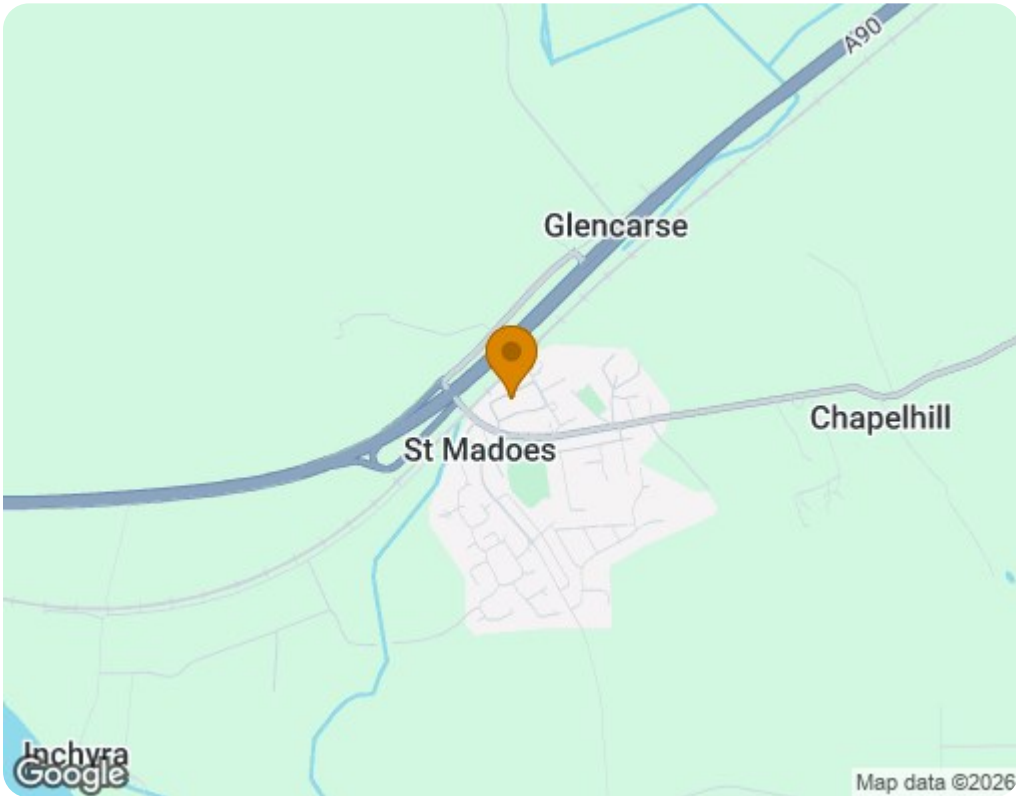


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1328657)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(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	70	76
(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		