

Simple Approach



Estate Agents



39 Meadowview Drive, Perth
Perthshire PH14 9RQ

Offers over £179,995

Simple Approach are delighted to welcome this bright, spacious detached bungalow which is a generously proportioned with generous garden on Meadowview Drive to the residential market. Set in the heart of the popular modern development within Inchture this property is ideally placed to take advantage of all amenities found in the Village itself as well as further amenities found in both Perth & Dundee set in either direction. This property has been very well looked after by the present owner throughout ownership. Boasting sought-after features such as gas central heating, double glazing and generous grounds to the front and rear this impressive home offers spacious accommodation with ample living space, three bedrooms, kitchen, dining room and bathroom as well as a vast drive and garage. Viewing is absolutely essential to appreciate the space and excellent village location. Viewing by appointment by calling Simple Approach 01382 646133

Kitchen

11'2" x 8'8" (3.42 x 2.65)

7'4" x 5'0" (2.25 x 1.53)

Diningroom

8'7" x 11'8" (2.63 x 3.57)

Lounge

16'1" x 10'4" (4.91 x 3.15)

Bedroom 1

11'5" x 8'5" (3.50 x 2.58)

Bedroom 2

8'5" x 10'6" (2.58 x 3.21)

Bedroom 3

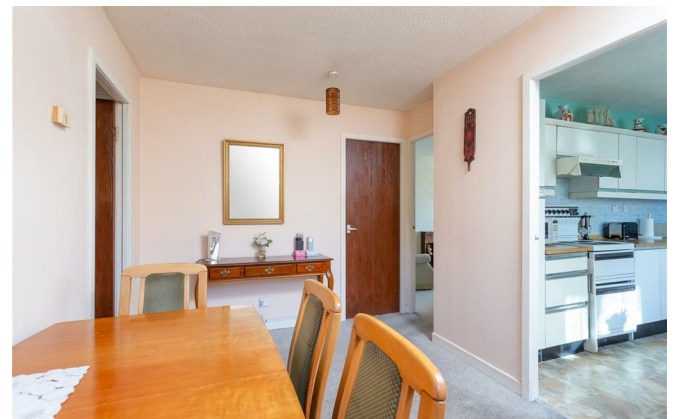
8'8" x 7'3" (2.66 x 2.22)

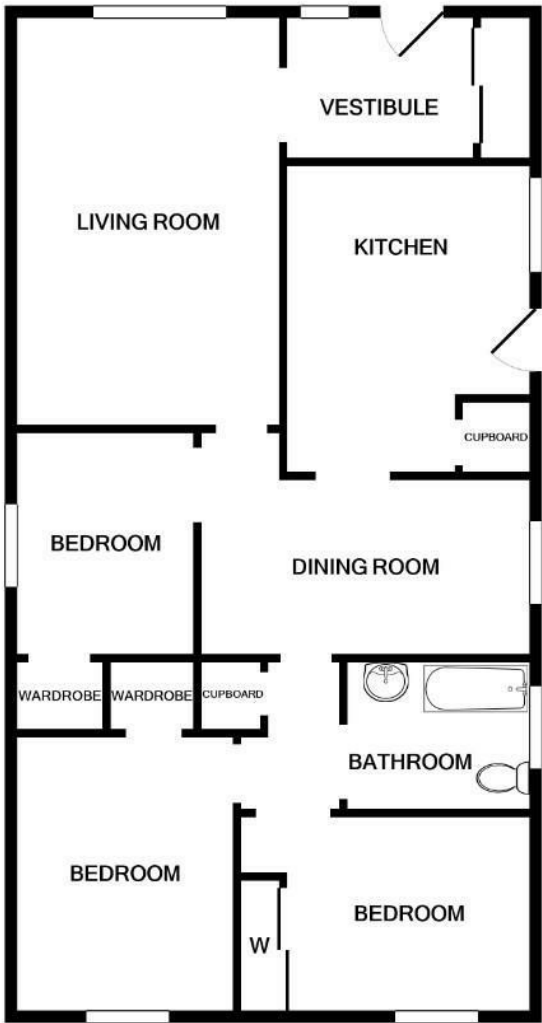
Bathroom





- Detached Bungalow
- Kitchen
- Drive & Garage
- Viewing Essential
- Three Bedrooms
- Dining Room
- Generous Garden
- Spacious Lounge
- Bathroom
- Popular Location





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	59	
(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		87
(81-91) B		
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		