

Simple Approach



2 Colenhaugh , Perth
PH2 6DQ

Offers over £249,950

Simple Approach are delighted to welcome this well presented, detached bungalow to the Perthshire residential market. Situated in the peaceful location of Stormontfield, this stunning home enjoys picturesque views along with being set on a substantial plot of land. This attractive home comprises; a welcoming entrance hallway, a bright and spacious, open plan lounge/dining room with lovely woodburning stove feature, a large modern fitted kitchen, conservatory, three large bedrooms all with useful fitted storage space and a family shower room. Colenhaugh is the ideal purchase for a family or mature couple looking for a home in a fantastic location in good move in condition throughout. This stunning bungalow sits on the most beautiful plot of land surrounded by attractive views and benefits from a significant garden, a large driveway which would be suitable for multiple vehicles. This tranquil setting provides an opportunity to enjoy the fine Scottish summer evenings in a peaceful location without comprising locality to all local amenities nearby. Viewing is highly recommended to appreciate the excellent location and the very special property that is on offer.

Lounge/Diningroom

27'6" x 13'9" (8.40 x 4.20)

5'6" x 6'8" (1.70 x 2.04)

Kitchen

10'0" x 11'11" (3.06 x 3.65)

Conservatory

10'11" x 11'11" (3.33 x 3.64)

Bedroom

9'6" x 10'2" (2.91 x 3.12)

Bedroom

9'4" x 11'2" (2.87 x 3.41)

Bedroom

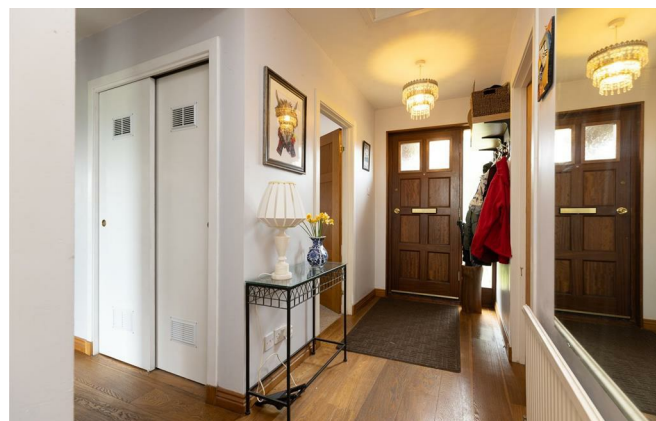
12'4" x 11'11" (3.77 x 3.65)

Bathroom

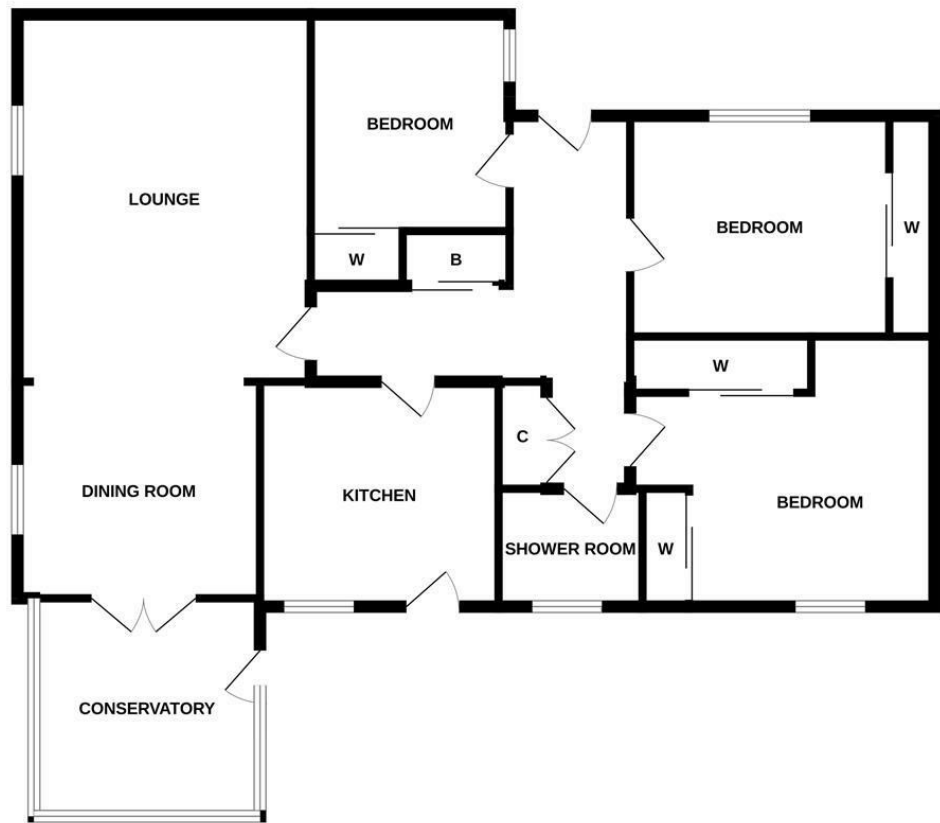




- Detached Bungalow
- Three Sizable Bedrooms With Fitted Storage
- Conservatory
- Excellent Family Home
- Stylish Kitchen
- Wood Burning Stove Feature
- Stunning Surroundings
- Open Plan Lounge / Dining Room
- Oil Central Heating & Double Glazing



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	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		
(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		