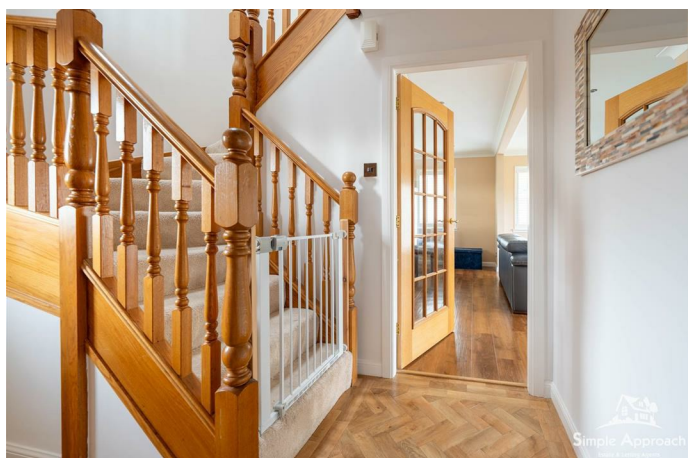


Simple Approach



**2 Easter Powside, Perth  
PH1 3NF**

**Offers over £287,950**



## 2 Easter Powside, Perth, PH1 3NF

\*\*\*\*\* CLOSING DATE SET TUESDAY 1ST APRIL 12 NOON \*\*\*\*\*

Located in the picturesque surroundings of Easter Powside, Almondbank, this stunning three-bedroom home offers the perfect blend of modern comfort and countryside charm. Boasting breathtaking countryside views, this beautifully presented property is ideal for families or those seeking a peaceful retreat.

Featuring a bright and spacious living area with large windows showcasing picturesque views and an open-plan dining space, a stylish and well-equipped kitchen with a feature breakfast bar, a downstairs WC, three well-proportioned bedrooms—including a master with an en-suite and a further family bathroom—this home is designed for both relaxation and entertaining. The beautifully maintained garden provide a tranquil outdoor space, ideal for enjoying the serene rural setting. Conveniently located just a short drive from Perth, the property offers easy access to excellent schools, shopping, dining, and transport links while being surrounded by scenic countryside, perfect for walking, cycling, and outdoor pursuits. This exceptional home in one of Perthshire's most sought-after locations presents a rare opportunity for those seeking a peaceful yet well-connected lifestyle. Viewing is essential to appreciate the overall space and fantastic home on offer here at Easter Powside, Almondbank.

### Lounge

14'10" x 22'0" (4.54 x 6.72 )

### Kitchen

11'2" x 11'7" (3.42 x 3.55 )

### Downstairs WC

4'9" x 3'4" (1.47 x 1.03)

### Master Bedroom

13'6" x 11'7" (4.13 x 3.55 )

### Ensuite Shower Room

4'9" x 8'2" (1.47 x 2.50)

### Bedroom Two

9'3" x 11'7" (2.84 x 3.55 )

### Bedroom Three

9'10" x 9'6" (3.01 x 2.91 )

### Bathroom

7'4" x 7'4" (2.25 x 2.25 )



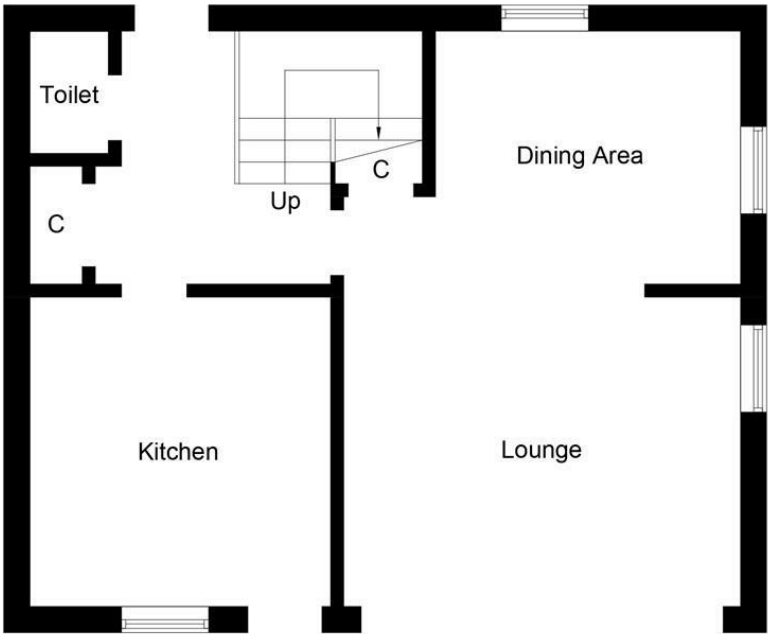
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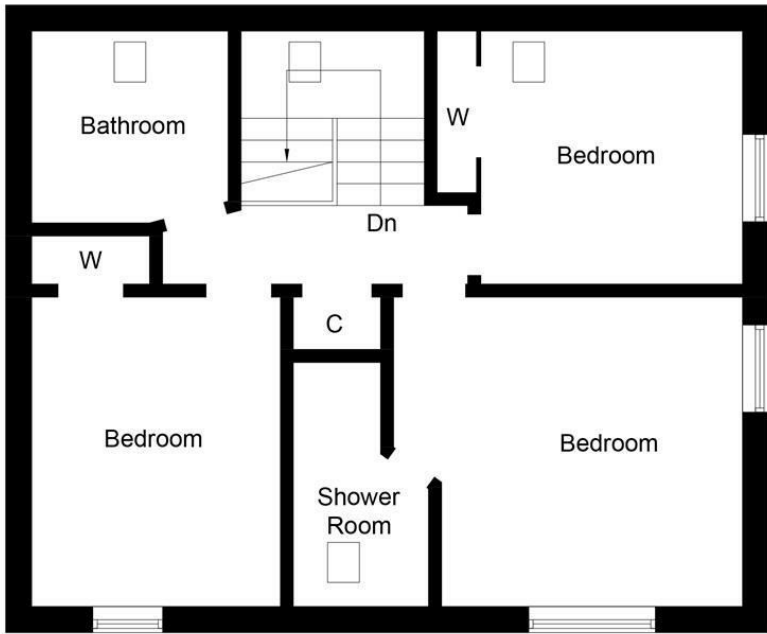
- Stunning Three Bedroom Home
- Bright Open Plan Kitchen / Dining Area
- Ideal Family Home
- Picturesque Surroundings
- Oil Fired Heating & Double Glazing
- Immaculate Move In Condition
- Modern Fitted Kitchen
- Private Driveway & Garage





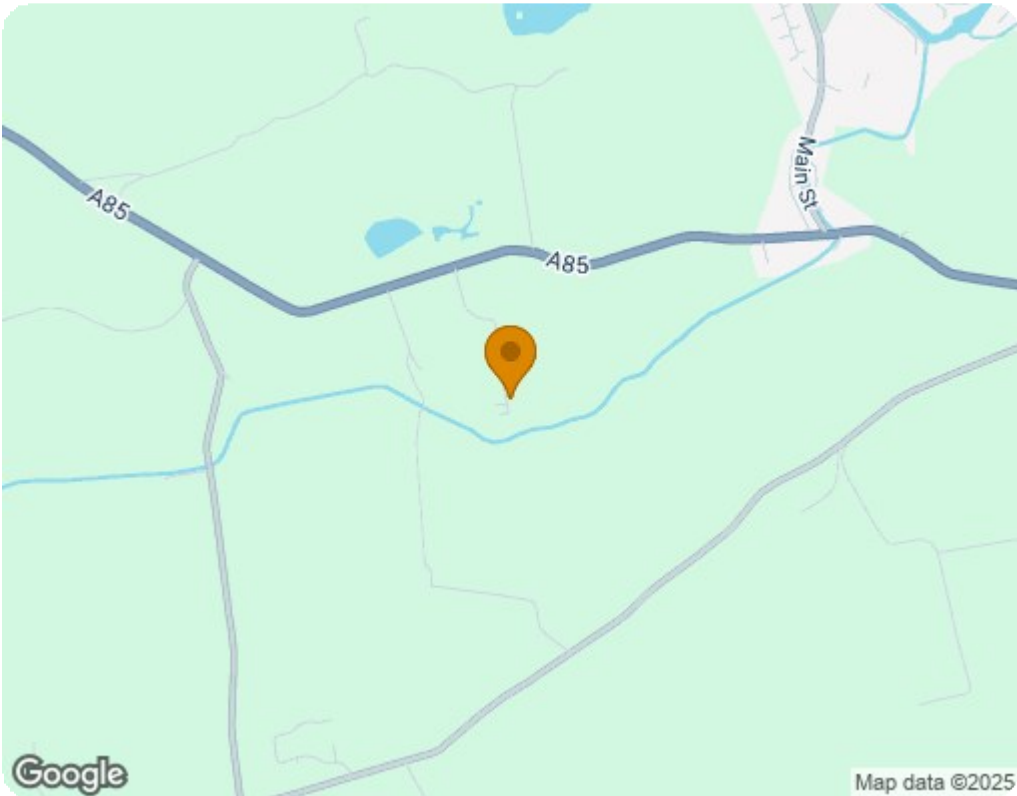


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1180132)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C	74	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		95
(92 plus) A		
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		