

Simple Approach



Estate Agents



7 Mercat Green, Perth
PH2 6HT

Offers over £297,950

This beautifully presented detached house on Mercat Green, Kinrossie offers a perfect blend of modern style, comfort, and practicality — ideal for families or those seeking peaceful village living within easy reach of Perth.

Upon entering, you are welcomed by a bright and inviting entrance hallway that sets the tone for the rest of this stylish home. The spacious lounge boasts an abundance of natural light, creating a warm and relaxing atmosphere perfect for everyday living or entertaining guests.

The modern kitchen is a true highlight, featuring sleek contemporary design, ample space for dining, and patio doors that open out onto the private rear garden — a wonderful extension of the living space, perfect for enjoying outdoor dining or family gatherings.

Further, there are three generous bedrooms, including a master with an ensuite shower room. The additional bedrooms are well-proportioned and versatile, while the chic family bathroom is fitted with modern fixtures and a tasteful finish.

Externally, the property is set upon a sizeable plot with a beautifully maintained private garden. The home also benefits from off-street parking with a private driveway and a peaceful setting within this desirable residential area. Located just 5 miles from Perth city centre, Kinrossie offers a perfect balance of rural tranquillity and convenience, with local amenities and a nearby primary school making it an excellent choice for families.

Kitchen + Dining Area

16'10" x 12'4" (5.14 x 3.78)

Master Bedroom

9'6" x 10'5" (2.91 x 3.18)

Dressing Space

6'10" x 5'11" (2.10 x 1.81)

Ensuite

7'10" x 7'0" (2.39 x 2.14)

Hallway

24'0" x 3'10" (7.34 x 1.18)

Utility Room

9'11" x 7'6" (3.04 x 2.31)

Boiler Room

4'5" x 5'8" (1.36 x 1.73)

Lounge

13'1" x 13'10" (4.00 x 4.24)

Bedroom Two

9'7" x 13'10" (2.93 x 4.23)

Bedroom Three

12'9" x 9'8" (3.89 x 2.95)

Family Bathroom

7'8" x 12'5" (2.34 x 3.79)

Gym

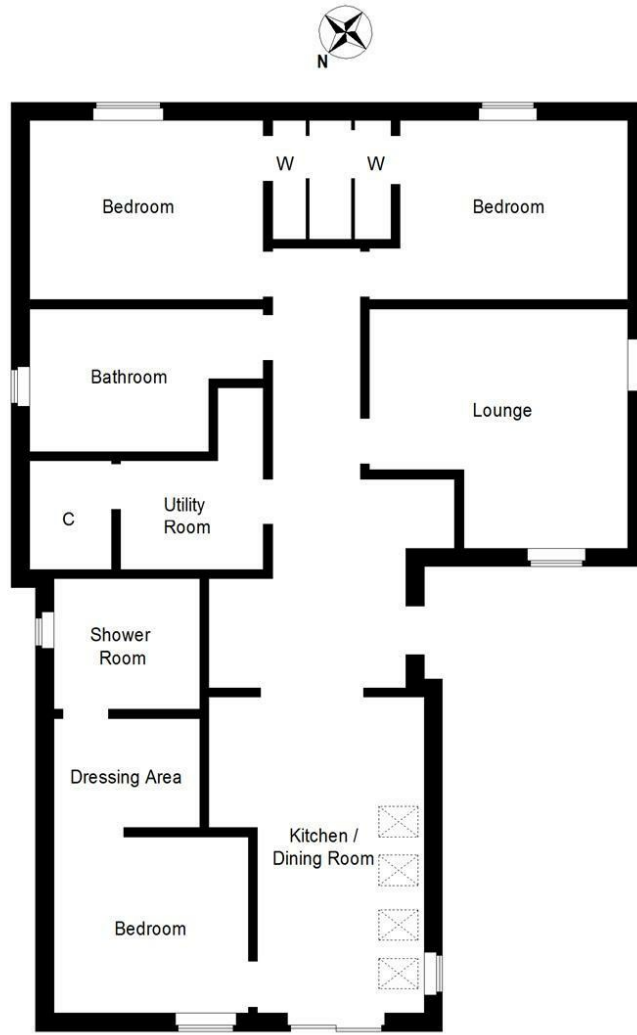
11'1" x 19'10" (3.38 x 6.05)





- Impressive detached house
- Underfloor heating
- Set on a sizeable plot with a beautiful private garden
- Contact our mortgage team to discuss your options
- Stylish and modern interior throughout
- Three generous bedrooms, including a master with ensuite shower room
- Peaceful village location, just 5 miles from Perth city centre
- Spacious lounge filled with natural light and contemporary kitchen
- Chic family bathroom
- Local primary school and parks nearby, ideal for families





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		91
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A	93	97
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC