

Simple Approach



Estate Agents



23 Madoch Square, Perth
PH2 7TN

Offers over £259,950

This immaculately presented four-bedroom, detached house, located in the sought-after Madoch Square, St Madoes Glencarse, combines modern living with practical features to create the perfect family home. This home offers spacious accommodation set across two floors, comprising; an entrance hallway, a bright front facing lounge, sizeable kitchen / dining area, a downstairs WC, four generous bedrooms with a master ensuite and a further family bathroom completes the interior.

In addition to the beautiful living spaces, this property boasts a private driveway, providing off-street parking for multiple vehicles, along with an integrated garage that offers extra storage or workspace. The home is equipped with gas central heating and double glazing, ensuring a warm and energy-efficient environment throughout the year.

With its combination of modern features, ample space, and practical amenities, this property is an exceptional choice for anyone looking for a comfortable and stylish family home in a peaceful yet well-connected location.

Lounge

16'5" x 13'4" (5.02 x 4.07)

Kitchen / Diner

18'1" x 12'0" (5.53 x 3.67)

Downstairs Cloak Room / WC

5'3" x 4'8" (1.61 x 1.43)

Bedroom One

11'0" x 11'5" (3.37 x 3.49)

Ensuite

6'1" x 4'11" (1.87 x 1.51)

Bedroom Two

9'3" x 8'11" (2.83 x 2.72)

Bedroom Three

8'8" x 8'5" (2.65 x 2.57)

Bedroom Four

12'2" x 6'3" (3.73 x 1.92)

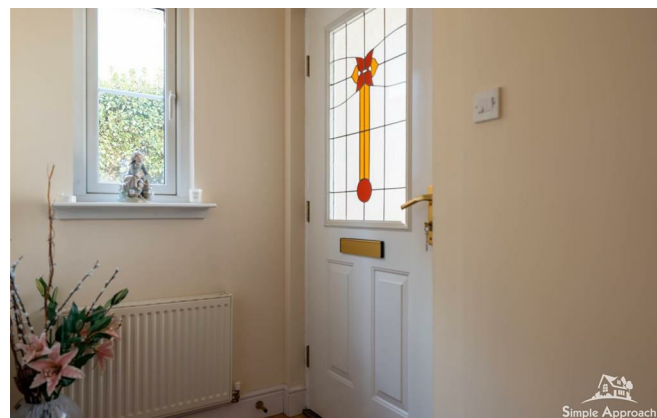
Bathroom

8'5" x 6'9" (2.58 x 2.08)





- Detached House
- Bright Front Facing Lounge
- Private Driveway & Garage
- Four Generous Bedrooms
- Sizeable Kitchen / Diner
- Easily Maintained Private Rear Garden
- Master Ensuite Shower Room
- Gas Central Heating & Double Glazing
- Easy Transport Links To Larger Surrounding Cities of Perth & Dundee



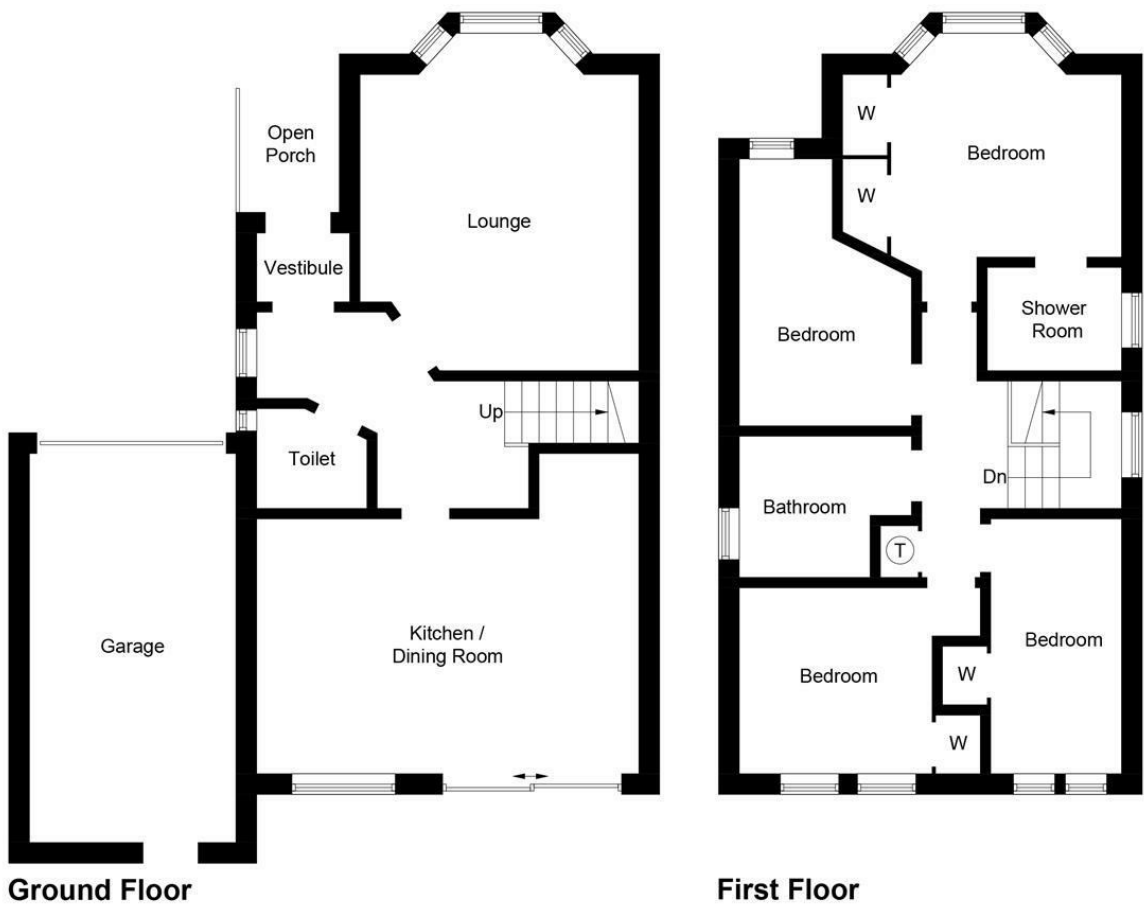
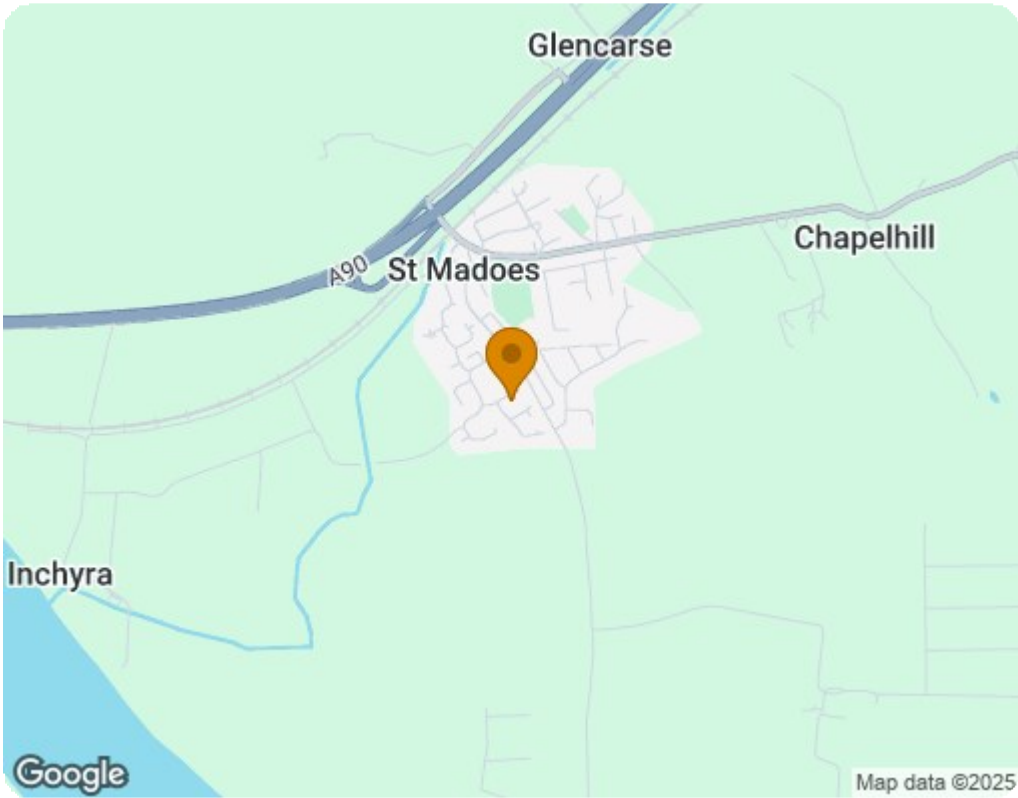


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1188609)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	65	
(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		74
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		