

Simple Approach



**3 Madoch Square, Perth  
PH2 7TN**

**Offers over £203,950**



This well-presented semi-detached home offers comfortable and modern living in the peaceful and sought-after area of Madoch Square, Glencarse. Boasting three generously sized bedrooms, this property is ideal for families or professionals seeking a stylish and practical residence. On the ground floor, you'll find a welcoming lounge, the spacious open-plan kitchen and dining area provide a contemporary living space with plenty of room for family meals and social gatherings. Complementing the layout is a convenient downstairs WC, adding functionality for everyday living. Upstairs, the accommodation includes three bedrooms, each offering ample space and natural light. The family bathroom is well-appointed, completing the upper floor.

Additional highlights include gas central heating and double glazing throughout, ensuring warmth and energy efficiency all year round. Outside, the property benefits from a well manicured private rear garden. This home combines comfort, style, and practicality, making it a fantastic opportunity for buyers seeking a move-in ready property in Glencarse.

#### Lounge

13'11" x 12'5" (4.25 x 3.80)

6'8" x 6'3" (2.04 x 1.93)

#### Kitchen / Diner

15'9" x 9'3" (4.82 x 2.84)

#### Downstairs WC

3'0" x 6'6" (0.93 x 1.99)

#### Bedroom Two

6'8" x 10'3" (2.04 x 3.14)

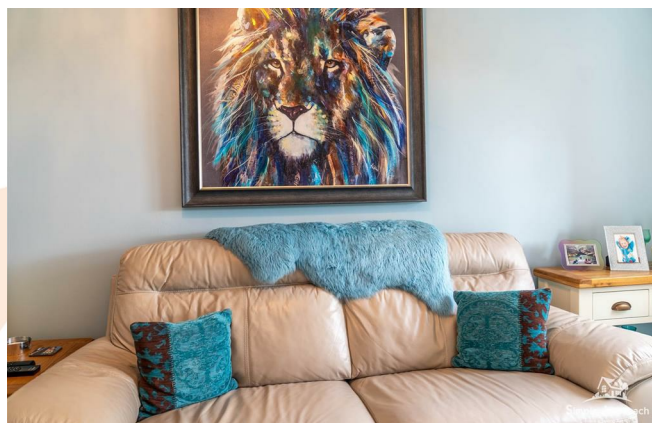
#### Master Bedroom

8'11" x 10'4" (2.74 x 3.17)

#### Bedroom Three

9'0" x 7'0" (2.75 x 2.15)

#### Bathroom

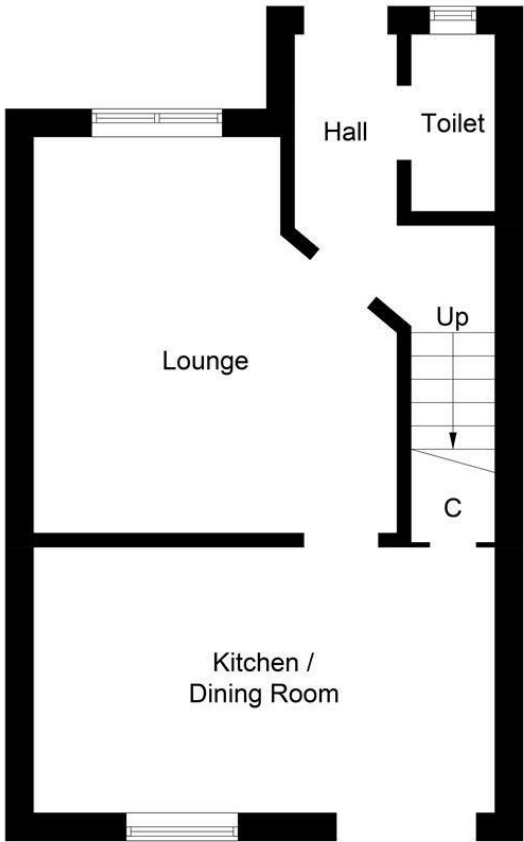




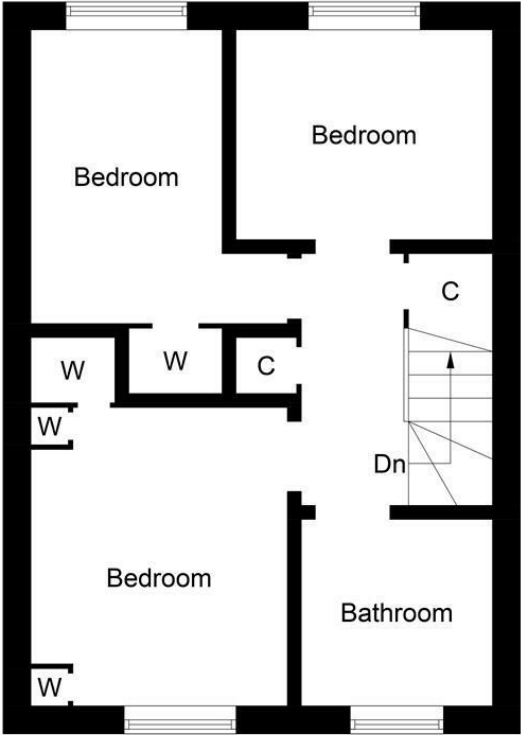
- Semi Detached House
- Three Bedrooms
- Gas Central Heating & Double Glazing
- Well Presented Throughout
- Open Plan Kitchen / Dining Area
- Well Manicured Rear Garden
- Highly Sought After Location
- Bright & Spacious Lounge





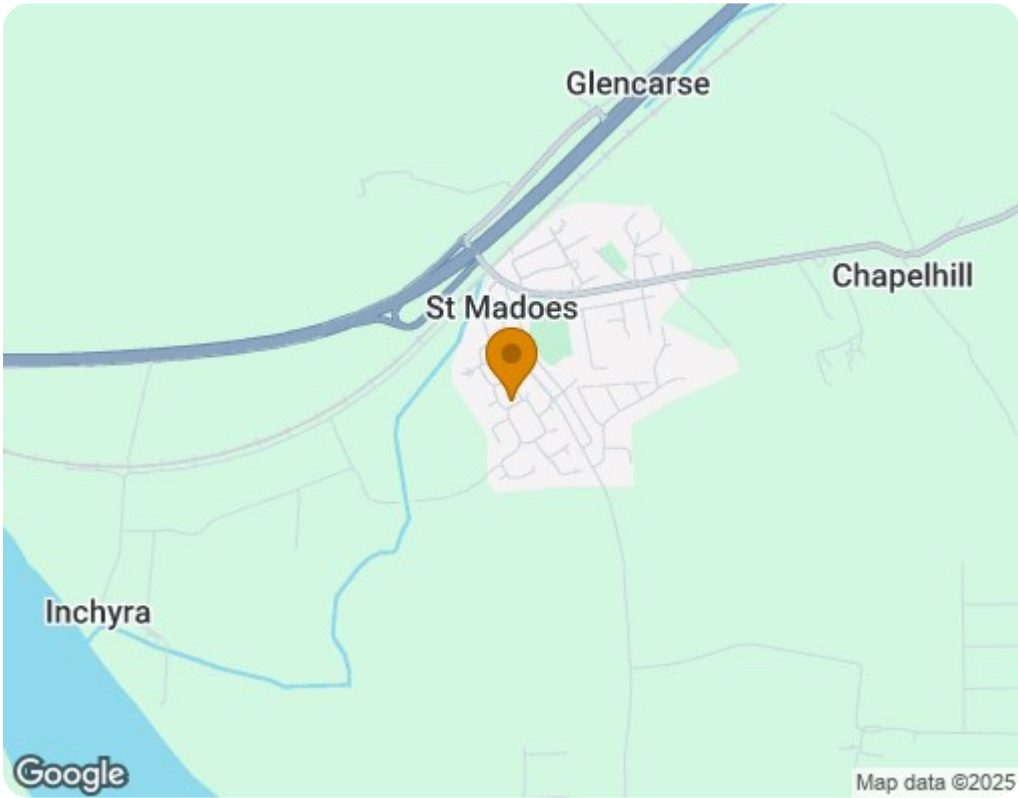


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1208351)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	73	
(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		
(92 plus) A		92
(81-91) B		
(69-80) C	72	
(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		