



5 Cairnie Crescent, Perth, PH2 7ND
Offers over £210,000





- Detached two-bedroom bungalow
- Open-plan kitchen/living area with patio doors
- Contemporary bathroom with rainfall shower
- Private front and rear gardens
- Easy access to transport links
- Recently refurbished to a high standard
- Modern fitted kitchen with integrated appliances
- Neutral décor throughout, move-in ready
- Driveway and garage
- Located in desirable village location

Welcome to 5 Cairnie Crescent, a beautifully refurbished two-bedroom detached bungalow in the desirable village of St Madoes. This property combines modern finishes with practical living, making it an ideal home for a range of buyers.

The heart of the home is the spacious open-plan kitchen and living area, designed with both style and functionality in mind. The kitchen features sleek white units, integrated appliances and plenty of storage space. Large windows and patio doors flood the room with natural light, creating a bright and inviting living space with direct access to the garden. There are two well-proportioned bedrooms, both neutrally decorated and ready for personal touches. The contemporary bathroom is finished with modern fittings, including a rainfall shower and tasteful tiling. Outside, the property benefits from gardens to the front and rear, offering both lawn and patio areas, ideal for outdoor dining or relaxation. A driveway and garage provide ample off-street parking and additional storage. This turnkey home offers the perfect blend of comfort, practicality, and location, making it an excellent choice for downsizers, first-time buyers, or anyone seeking a peaceful village setting with great commuter links.

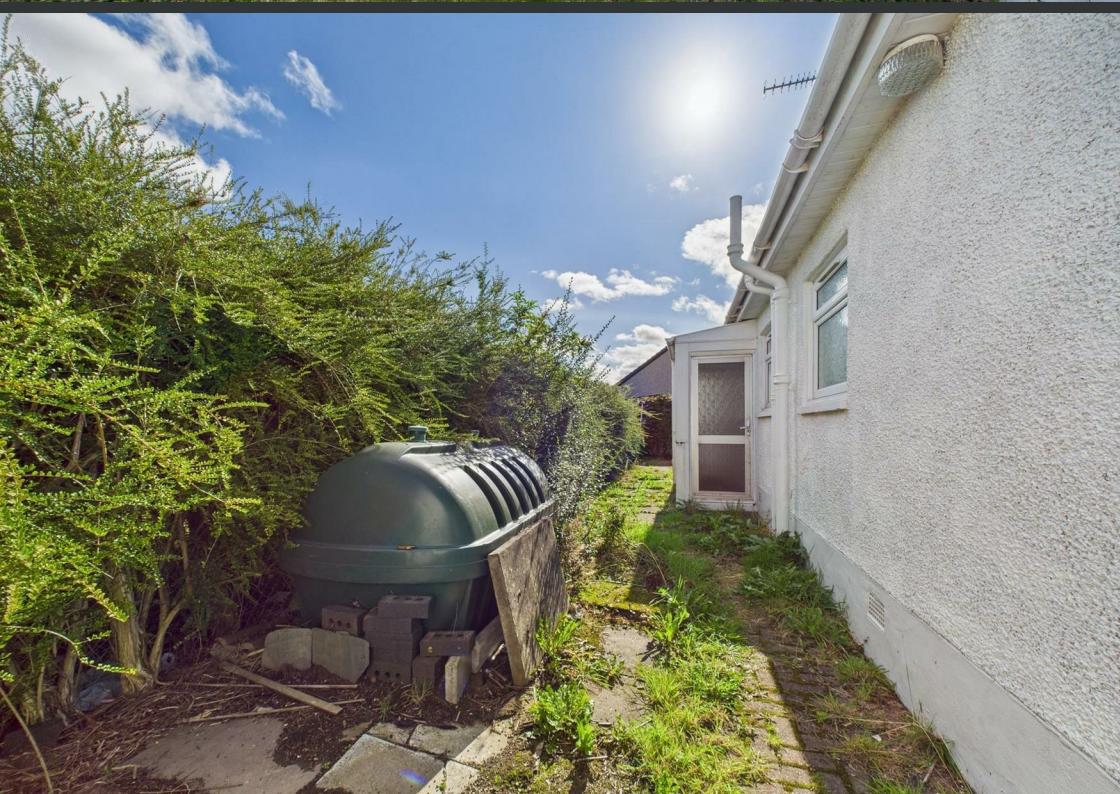


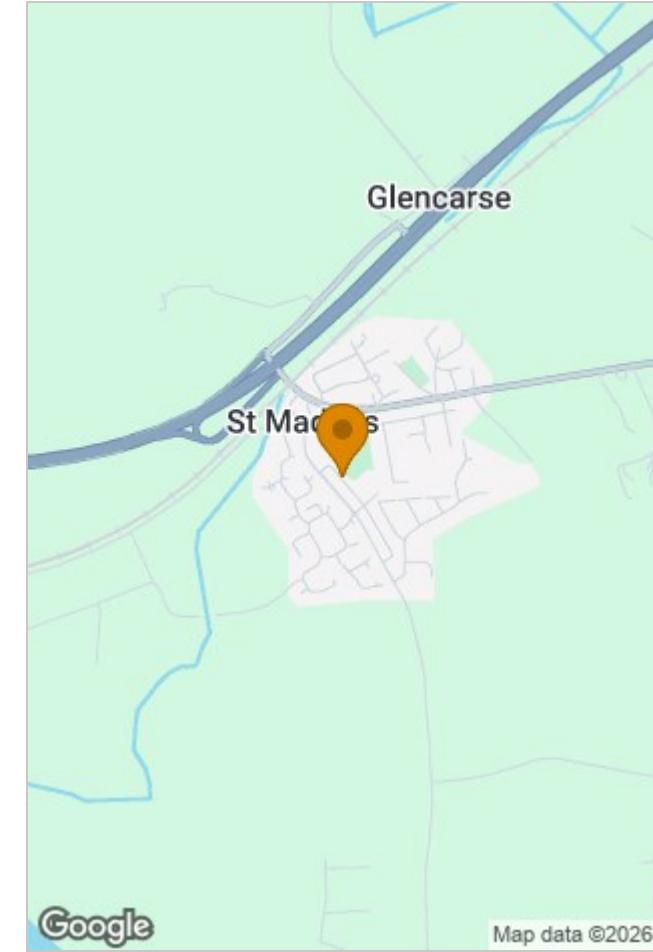
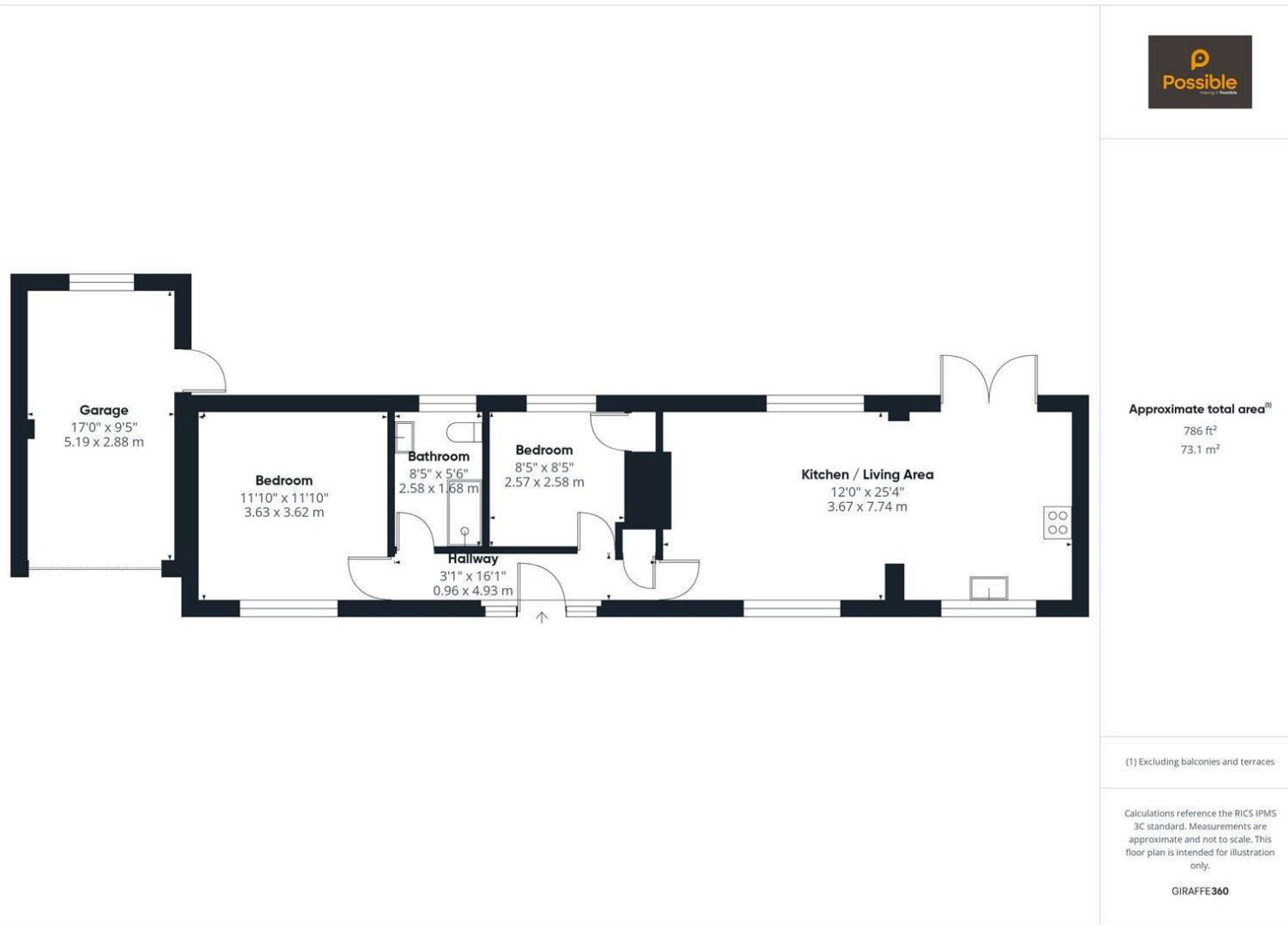


Location

St Madoes is a picturesque and well-connected village, ideally located between Perth and Dundee. The area enjoys a strong sense of community and offers beautiful countryside surroundings while remaining highly convenient for commuters, with the A90 nearby providing quick access to Perth (approx. 6 miles) and Dundee (approx. 14 miles). The village benefits from local amenities including a shop, primary school, and nearby walks along the River Tay and countryside. For a wider range of shopping, leisure, and cultural attractions, Perth city centre is only a short drive away, making St Madoes an ideal balance of rural charm and urban convenience.







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

Viewing

Please contact our Perth Office on 01738 260 035

if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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