



15 Madoch Square, Perth, PH2 7TN Offers Over £255,000



Set over two levels, the accommodation comprises a welcoming entrance hall, a bright and spacious living room, a formal dining room, a contemporary kitchen, a practical utility room, a versatile fourth bedroom, and a stylish shower room.

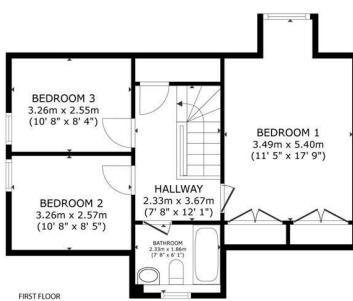
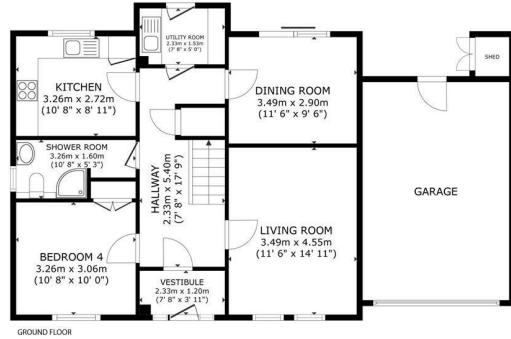
Upstairs, you'll find three generously sized bedrooms and a well-appointed family bathroom, completing the home's thoughtfully designed layout.

Externally, the property benefits from off-street parking via a private driveway, along with enclosed rear garden grounds mainly laid to lawn — ideal for relaxing or entertaining.

Offering comfort, space, and a desirable village location, this property makes an ideal family home. Early viewing is highly recommended.

- 4 spacious bedrooms
- 2 modern bathrooms
- Easy access to Perth
- Family-friendly area
- Viewing recommended
- Ideal for commuters
- Close to local amenities





Map data ©2025

15 Madoch Square, St Madoes, Glencarse, PH2 7TN

GROSS INTERNAL AREA
FLOOR 1 71.3 m² (767 sq.ft.) FLOOR 2 52.0 m² (560 sq.ft.)
EXCLUDED AREAS : VESTIBULE 2.8 m² (30 sq.ft.) GARAGE 23.8 m² (256 sq.ft.)
TOTAL : 123.3 m² (1,328 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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



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