



**Premier
Properties**
Perth



15 Madoch Square, Perth, PH2 7TN

Offers Over £255,000

 **4**  **2**  **2**  **C**

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.

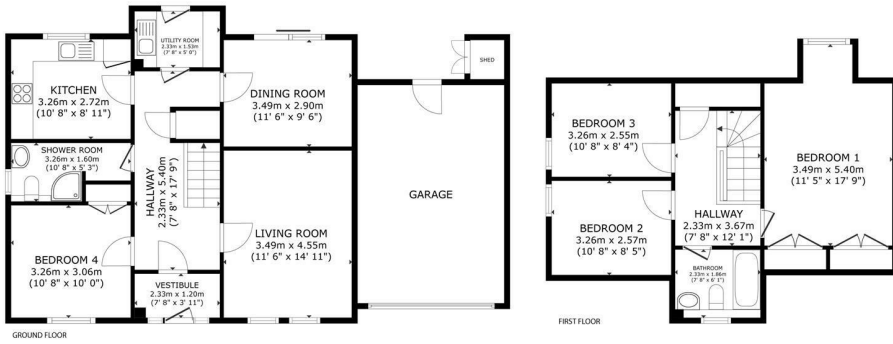
Upstairs, you'll find three generously sized bedrooms and a well-appointed family bathroom, completing the home's thoughtfully designed layout.

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





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			
(38-54) 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			
(38-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

45 King Street, Perth, PH2 8JB

T. 01738 44 22 55 | E. sales@premierpropertiesperth.co.uk

www.premierpropertiesperth.co.uk