



**Premier  
Properties**  
Perth



## 19 Hunterhall Place, St Madoes, PH2 7TZ

### Offers Over £355,000

 3  2  1  B

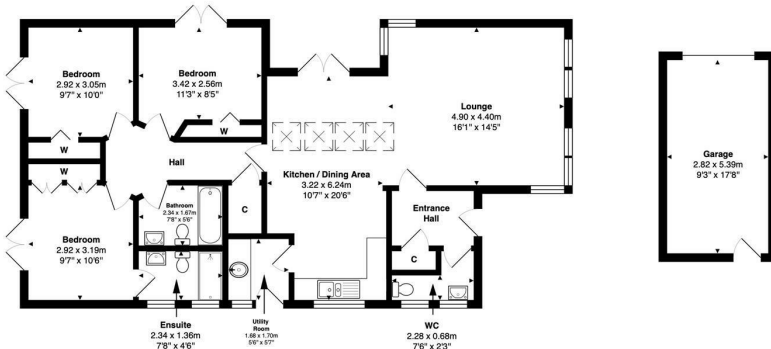
Arranged over a single level, the accommodation comprises a welcoming entrance hall, a convenient W.C., and a bright and spacious living room featuring a wood-burning stove. This space flows seamlessly into the dining area, which enjoys direct access to the garden, and a modern kitchen complete with integrated appliances. A separate utility room adds further practicality.

There are three generously sized double bedrooms, with the principal bedroom benefiting from a newly fitted en-suite. All bedrooms feature patio doors opening onto the garden, allowing natural light to flood the interiors. A beautifully appointed family bathroom completes the accommodation. The property further benefits from excellent storage throughout, gas central heating, and double glazing.

Externally, the home enjoys a 'tucked away' position, offering a high degree of privacy. The wraparound gardens are comprised of mature borders and lawn, complemented by a patio and decked area—ideal for outdoor entertaining and summer relaxation. A well-equipped summer house with power provides additional versatile space. Off-street parking is available via a driveway leading to a garage.

Early viewing is highly recommended to fully appreciate the quality and accommodation on offer.

- 3 spacious bedrooms
- 2 modern bathrooms
- Open plan living
- Modern kitchen
- Near Perth amenities
- Quiet Glencarse setting
- Ideal family home
- Tucked away position
- Viewing highly recommended



| 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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| Scotland                                                        |  | EU Directive 2002/91/EC |           |



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