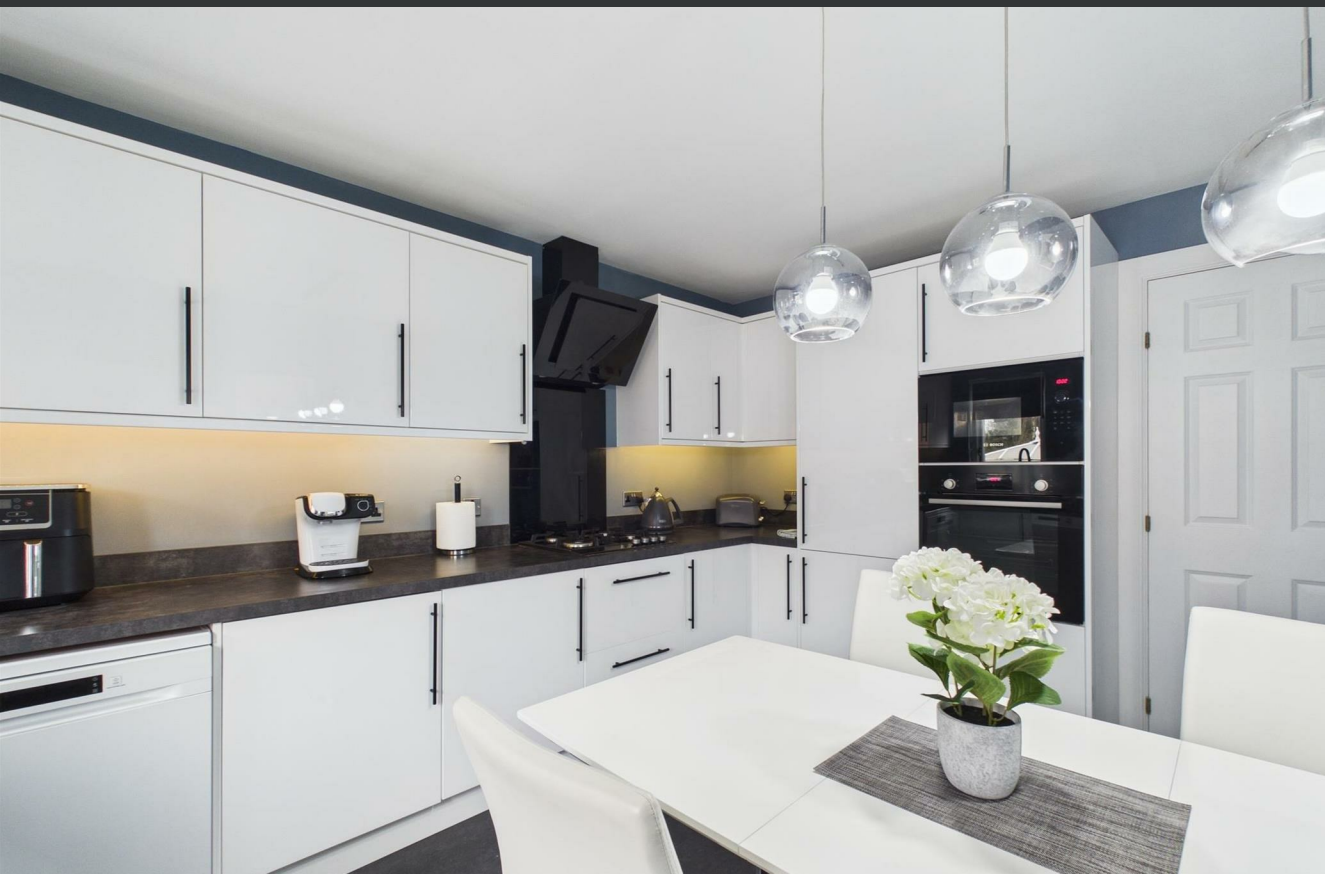




5 Madoch Road, Perth, PH2 7TT
Offers over £300,000



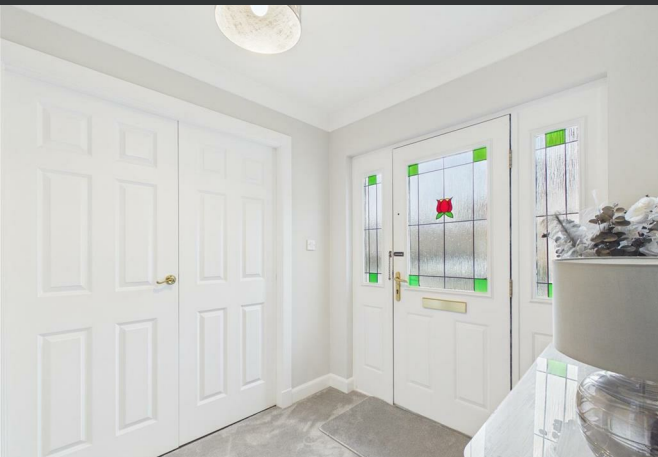
5 Madoch Road Perth, PH2 7TT

- Attractive detached bungalow
- Bright living room with sliding doors to patio
- Three well-proportioned bedrooms
- Mirrored fitted wardrobes in two bedrooms
- Attractive garden and patio
- Sought-after village location
- Modern dining kitchen with integrated appliances
- Principal bedroom with en-suite shower room
- Contemporary shower room
- Driveway parking and garage

Situated within the sought-after village of St. Madoes, this beautifully presented three bedroom detached bungalow offers stylish and spacious accommodation with modern interiors and attractive outdoor space.

The property opens into a welcoming hallway which leads through to a bright and generously proportioned living room. This impressive space is perfect for both relaxing and entertaining, with large sliding doors allowing natural light to flood the room while providing direct access to the paved patio area outside. The contemporary kitchen is thoughtfully designed with sleek fitted units, integrated appliances and ample worktop space, along with room for dining. The home offers three well-proportioned bedrooms. The spacious principal bedroom benefits from fitted mirrored wardrobes and a modern en-suite shower room. Two further bedrooms provide flexible accommodation for family, guests or home working, with one also featuring mirrored fitted wardrobes. A stylish shower room serves the remaining accommodation and is finished to a high contemporary standard. Externally, the property enjoys a generous paved patio area ideal for outdoor dining and entertaining with areas of lawn. The front garden is neatly landscaped and a driveway provides ample off-street parking and access to the garage. This impressive bungalow offers comfortable single-level living within a peaceful and desirable village setting close to Perth.

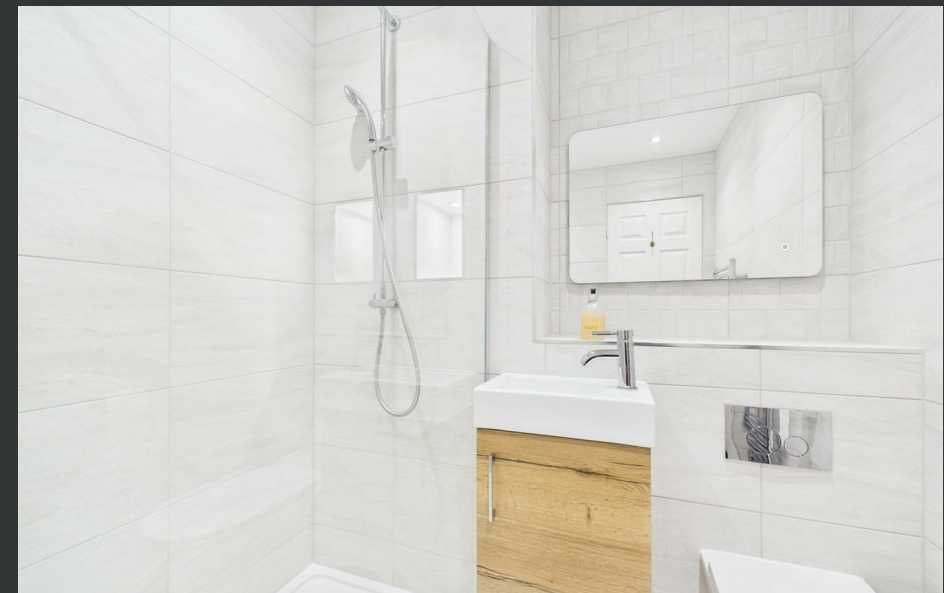
Offers over £300,000





Location

St. Madoes is a highly desirable village located just outside Perth, offering a peaceful semi-rural setting while remaining conveniently close to the city. The village enjoys a strong sense of community and offers local amenities including a primary school, village hall and nearby golf course. The surrounding countryside provides excellent opportunities for walking, cycling and outdoor recreation. Perth is only a short drive away and offers a wide range of shops, restaurants, leisure facilities and secondary schooling. The area also benefits from excellent transport links with easy access to the A90 and M90, providing convenient travel to Dundee, Edinburgh and beyond.







Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(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 (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	75	76
(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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