

Simple Approach



Estate Agents



**14, Kinclaven Gardens, Perth
PH1 4EX**

Offers over £317,950

14, Kinclaven Gardens, Perth, PH1 4EX

**** CLOSING DATE 22ND SEPTEMBER 12 NOON****

Simple Approach is delighted to welcome this stunning property to the market. Situated within the charming village of Murthly, this immaculate Detached Bungalow on Kinclaven Gardens offers an exceptional blend of comfort, style and practicality. Boasting three generous bedrooms, including a master bedroom with en-suite bathroom, this beautiful home has been thoughtfully designed to provide both modern living and a welcoming atmosphere.

The bright and spacious living areas are complemented by a beautiful wood-burning stove, creating a wonderful focal point while bringing warmth, comfort and a cosy ambience to the home. The property also benefits from a stylish modern new kitchen, offering a contemporary and practical space ideal for everyday living and entertaining.

Externally the property continues to impress with a beautifully presented and spacious private garden, providing an excellent outdoor space for relaxing, entertaining or enjoying the peaceful surroundings. A large private driveway and garage also offers ample parking for residents and visitors alike, a highly desirable feature.

Murthly is renowned for its picturesque surroundings and welcoming community, offering a peaceful yet well-connected lifestyle. This exceptional bungalow provides a fantastic opportunity for those seeking a beautifully maintained home in a desirable location, with everything ready to enjoy from day one.

This property is sure to impress. Early viewing is highly recommended to fully appreciate the quality, space and charm this delightful bungalow has to offer.

Lounge
13'3" x 18'2" (4.05 x 5.54)

Bedroom Two
6'9" x 11'10" (2.07 x 3.63)

Kitchen
12'4" x 9'6" (3.77 x 2.92)

Bedroom Three
10'0" x 9'8" (3.05 x 2.96)

Utility Room
5'2" x 5'6" (1.60 x 1.68)

Family Bathroom
5'6" x 8'2" (1.69 x 2.50)

Garage
9'6" x 18'4" (2.90 x 5.60)

Master Bedroom
11'7" x 10'3" (3.54 x 3.14)

En-suite
5'2" x 6'4" (1.60 x 1.95)

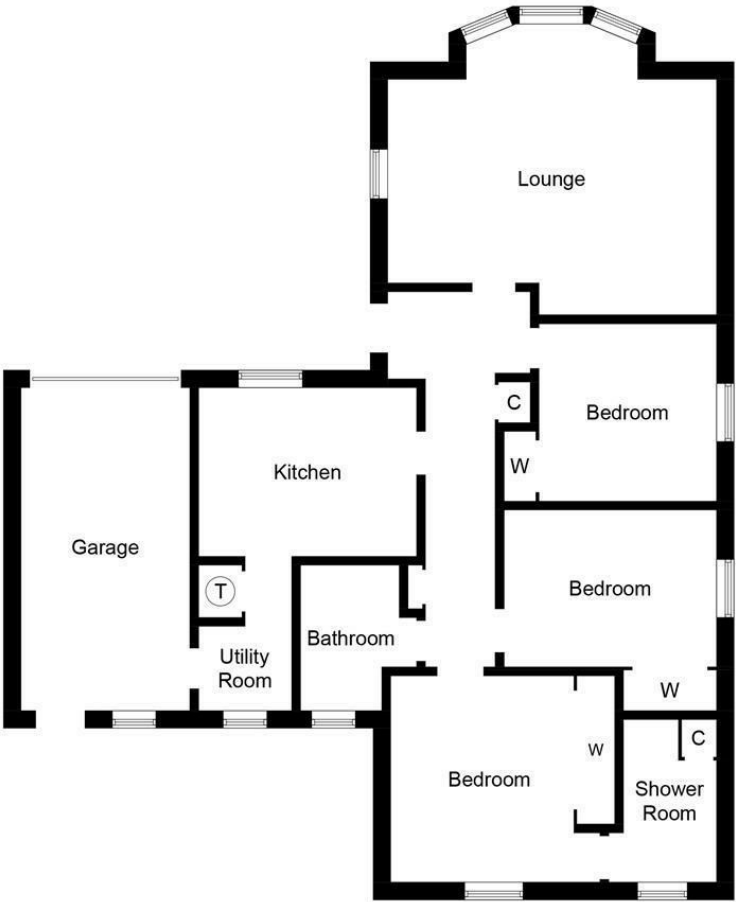


01738 827864



- Immaculate Move In Condition Detached Bungalow
- Bright & Spacious Lounge With A Large Bay Window To Let In Lots Of Light
- Desirable Murthly Location
- Three Generous Bedrooms (Master Esuite)
- Stylish New Kitchen
- Established Well Presented & Spacious Private Back Garden
- Beautiful Wood Burning Stove
- Large Private Driveway & Single Garage
- ** CLOSING DATE 22ND SEPTEMBER 12 NOON**





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(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	68	73
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		