



**Premier
Properties**
Perth



5 Castle Way, Perth, PH2 7NY Offers Over £244,950



This versatile property is ideal for both families and downsizers, offering spacious and well-planned accommodation throughout. The ground floor features a welcoming entrance hall, a bright and airy open-plan living and dining area, a generously sized kitchen with direct access to the rear garden, and a convenient W.C.

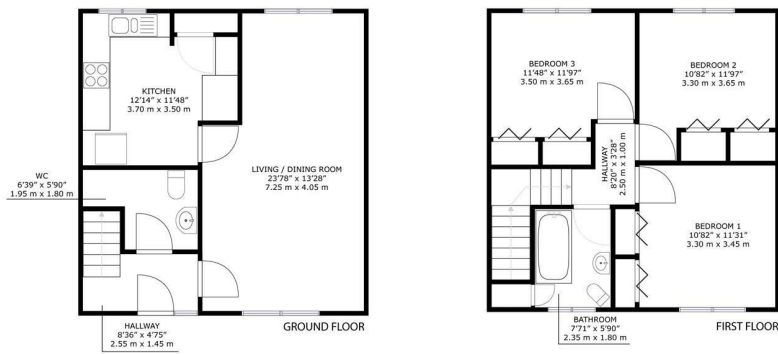
Upstairs, you'll find three generously proportioned bedrooms and a well-appointed family bathroom, providing comfortable living for all.

Outside, the property boasts a large, well-maintained garden, predominantly laid to lawn with a charming gravel area—perfect for outdoor dining or relaxing in the summer sun. A private driveway provides ample off-street parking for multiple vehicles, complemented by a detached garage that offers excellent additional storage.

Location: St Madoes is less than five miles east of the centre of Perth, while immediately to its north is the A90 dual carriageway. There is local shop, primary school, Glencarse Bowling Club, two parks and an 18th-century church built upon earlier remains. Picturesque walks can be enjoyed amongst the woodlands and country side.

- 3 Bedrooms
- Fantastic Family Home
- Double Glazing
- Driveway
- Large Private Grounds

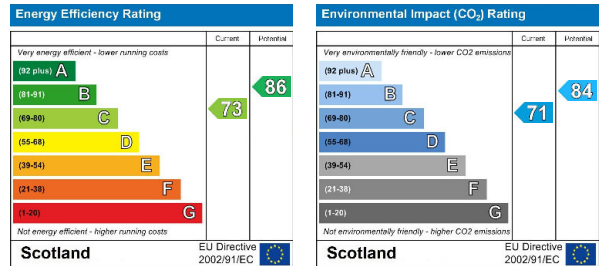




5, Castle Way Glencarse, Perth, PH2 7NY

GROSS INTERNAL AREA
FLOOR 1: 508 sq. ft, 47.2 m²; FLOOR 2: 440 sq. ft, 40.9 m²
TOTAL: 948 sq. ft, 88.2 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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