



**Premier
Properties**
Perth



14 Cairnie Road, Perth, PH2 7NA

Offers Over £250,000

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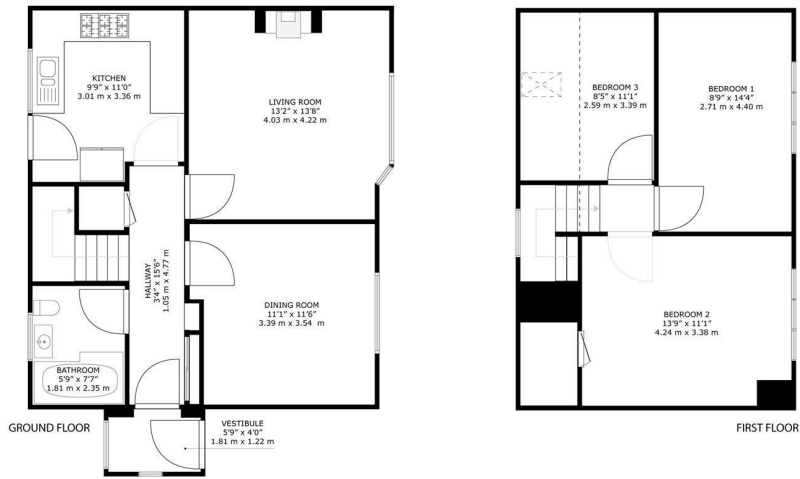
Upon entering, you are greeted by a welcoming vestibule that leads into a central hallway. The ground floor features a fantastic sized lounge, perfect for relaxation and everyday living, alongside a dining room that offers the flexibility to serve as a downstairs bedroom if desired. The modern kitchen is well-equipped for culinary pursuits, while the family bathroom provides essential amenities. Ascending to the first floor, you will find three well-proportioned bedrooms.

Externally, the property is set on a generous plot with garden grounds to the front, side, and rear, predominantly laid to lawn, providing ample space for outdoor activities and gardening. Off-street parking is conveniently located at the rear, complemented by a single garage equipped with light and power, ideal for storage or hobbies.

The property is situated within the popular village of St. Madoes. The village offers a range of local facilities, including a primary school, village hall, and community amenities, with more comprehensive shopping, educational, healthcare, and leisure facilities available in the nearby city of Perth, approximately six miles to the west. The location also benefits from convenient access to the A90, providing excellent transport links to Perth, Dundee, and the wider central Scotland road network, making it an attractive choice for commuters.

- Semi-detached home
- Three comfortable bedrooms
- Modern kitchen
- Versatile dining or 4th bedroom
- Private garden
- Off-street parking
- Single garage with power
- Easy access to A90

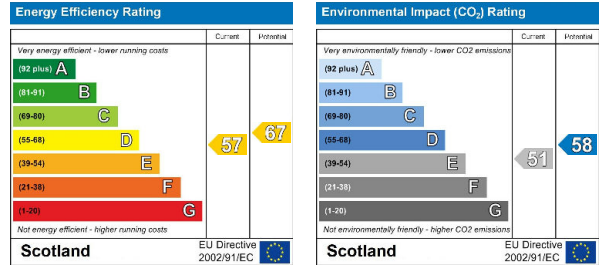




14 Cairnie Road, Glencarse, PH2 7NA

GROSS INTERNAL AREA
SECOND FLOOR: 680 sq. ft. (63.2 m²), FIRST FLOOR: 492 sq. ft. (45.7 m²)
TOTAL: 1172 sq. ft. (108.9 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.

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