



29 Cairnie Crescent

| St Madoes | PH2 7ND

**Thorntons**   
*Let's get a move on!*





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## Description

Situated within the attractive village of St Madoes, is this deceptively spacious detached family villa.

The property is set within mature garden grounds to the front and back with single garage and two storage sheds. The property offers spacious and flexible accommodation throughout and has been upgraded and extended to provide an excellent family home.





## Description

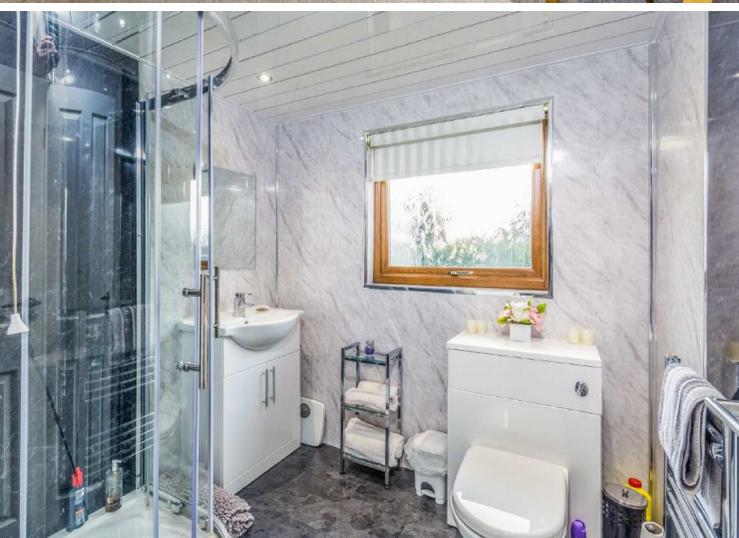
The downstairs accommodation offers a large bright lounge with bay window to the front and open plan to the separate dining room with double aspect windows to the front and back. This leads through to the modern kitchen with a wide range of wall and base units and coordinating worktops and splashback. The kitchen is complete with integrated hob, oven and extractor hood and space for appliances which are included in the sale. The sun room is located off the kitchen and is an ideal additional room with attractive outlook over the garden. There is also an internal storage shed which houses the boiler. The rear hallway gives access to three generous double bedrooms and a contemporary shower room with wet wall panelling and vinyl flooring.

Upstairs the attic has been converted and a single width solid wood staircase gives access to a large attic room with velux window. The large landing has additional storage fitted into the eaves and leads to a further attic room/play room. There is also a stylish upstairs shower room with white suite and fitted vanity unit. EPC Rating E.

St Madoes offers a good range of everyday amenities including shops, doctors surgery and primary schooling. There are regular transport links to Perth City Centre for a wider range of amenities. Early viewing recommended.

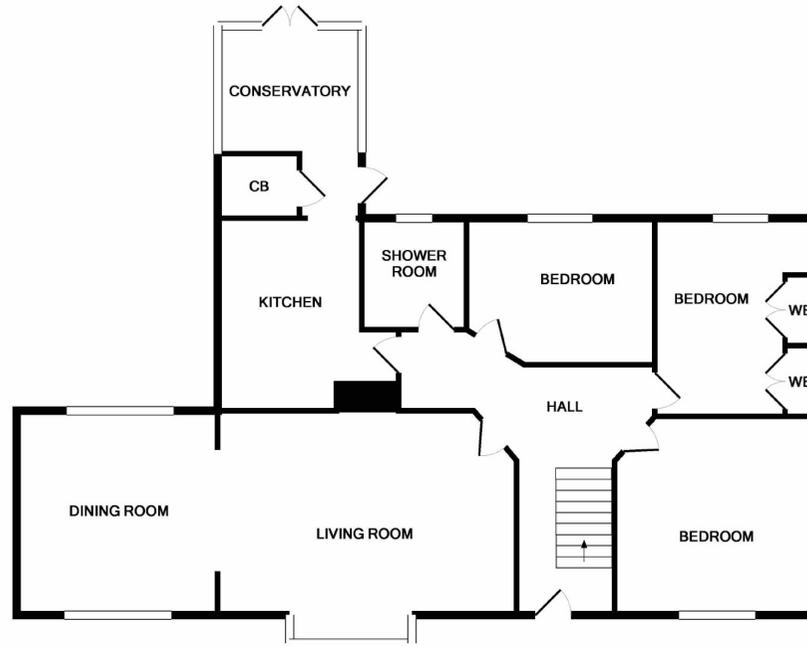




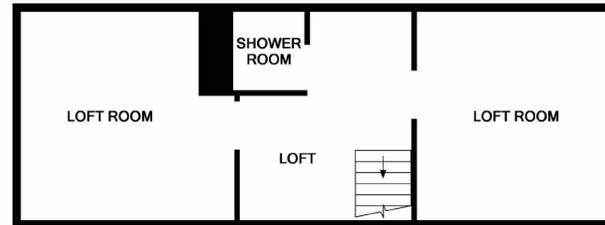




Lounge	21'2 x 12'10	6.45m x 3.91m
Dining Room	11'8 x 11'11	3.56m x 3.63m
Kitchen	11'7 x 12'10	3.53m x 3.91m
Sun Room	8'8 x 8'5	2.64m x 2.57m
Shower Room	7'1 x 7'0	2.16m x 2.13m
Bedroom 1	12' x 10'11	3.66m x 3.33m
Bedroom 2	11'10 x 13'3	3.61m x 4.04m
Bedroom 3	9'11 x 8'8	3.02m x 2.64m
Upstairs Shower Room	5'5 x 6'3	1.65m x 1.91m
Attic Room	11'11 x 12'11	3.63m x 3.94m
Attic Room / Play Room	12'10 x 12'11	3.91m x 3.94m



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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