

Simple Approach



Estate Agents



**9 Flower Of Monorgan Close, Perth  
PH14 9AB**

**Offers over £159,950**



Simple Approach are excited to bring to the market this absolutely stunning three bedroom mid-terrace house in the charming village of Inchtute. This immaculate home comprises an entrance porch with ample storage for outdoor apparel, leading into the bright lounge, a stylish and spacious dining kitchen with a vast area for dining furniture and plenty of modern units, downstairs W.C., three good sized bedrooms, the master of which has an en-suite shower room, and an elegant bathroom. Boasting extensive front and rear gardens and access to the grassy pitch behind ideal for children. Set in a quiet residential cul-de-sac, viewing absolutely essential to appreciate the accommodation on offer.

### **Dining Kitchen**

### **Living Room**

### **WC**

### **Bedroom 1**

### **En suite**

### **Bedroom 2**

### **Bedroom 3**

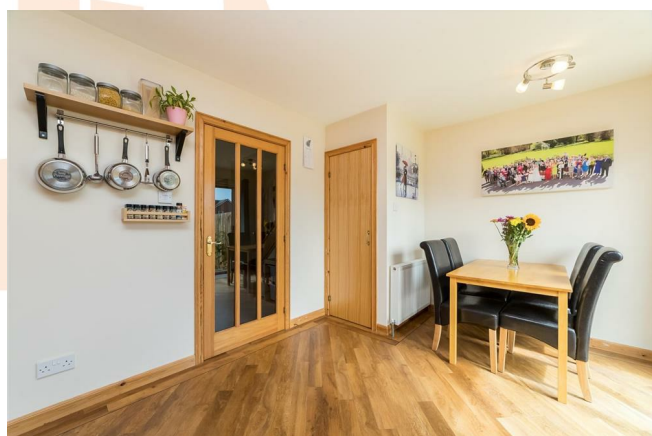
### **External**

The front and rear garden are mainly laid to lawn and the rear is fully enclosed making this very safe and private ideal for children and pets, with a gravel area perfect for out door furniture meaning you can enjoy an evening beverage in the summer months.

### **Bathroom**

### **Location**

The village of Inchtute lies around 9 miles from the City of Dundee and around 13 miles East of the City of Perth, so benefits from all High Street shopping and businesses found in both directions. Inchtute is situated across a flyover just minutes away from the A90 which provides quick motorway links to cities found further afield such as Edinburgh, Glasgow & Aberdeen, ideal for the commuter. Locally this community enjoys two shops, a post office, hotel and a reputable primary school to name just a few and offers locals easy, modern living without compromising the benefits of a tranquil, semi-rural setting.






- Ideal Village Location
- Double Glazing
- Three Bedroom Mid-terrace Home
- Front and Rear Gardens
- Gas Central Heating
- Primary School Close By





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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