



## 32 Meadowview Drive, Perth, Perthshire PH14 9RQ

**Offers over £219,995**

Simple Approach are delighted to welcome this bright, spacious, extended house which is well presented and is a generously proportioned detached family home on Meadowview Drive to the residential market. Set in the heart of the popular modern development within Inchtute this property is ideally placed to take advantage of all amenities found in the Village itself as well as to further amenities found in both Perth & Dundee set in either direction. This extended property has been tastefully decorated throughout and has been very well looked after by the present owner throughout ownership. Boasting sought-after features such as gas central heating, double glazing and generous grounds to the front and rear this impressive home offers spacious accommodation over two floors with ample living space for any growing family looking for a well-located property in move-in condition throughout. Viewing is absolutely essential to appreciate the high quality features installed throughout, as well as the overall space and excellent village location.





### Living Room

10'11" x 17'8" (3.34 x 5.41)

### Kitchen Dining

9'9" x 21'10" (2.99 x 6.68)

### Conservatory

10'5" x 7'1" (3.20 x 2.17)

### Utility

8'2" x 6'8" (2.50 x 2.05)

### WC

3'6" x 5'1" (1.09m x 1.56m)

### Granny Flat/ Ground Floor Bedroom

16'11" x 15'7" (5.16m x 4.77m)

### En-Suite Shower

12'9" x 5'11" (3.91m x 1.81m)

### Bedroom 2

9'11" x 8'2" (3.03m x 2.51m)

### Bedroom 3

12'0" x 8'7" (3.68m x 2.63m)

### Bedroom 4

7'4" x 8'11" (2.25m x 2.72m)

### Bedroom 5

7'8" x 9'4" (2.34m x 2.86m)

### Shower Room

9'8" x 5'8" (2.97m x 1.75m)

### External

The Beautiful Property Benefits from its own Paved Driveway to the front that can fit a number of cars. Easily maintained and Aesthetically pleasing. The back Garden Benefits from patio area that would be ideal for enjoying the summer nights.

### 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.

