



Quappelle, Hawkstane

Glencarse | By St Madoes | PH2 7NL

Thorntons 
Let's get a move on!



Situated on the outskirts of the popular village of St Madoes in the heart of Carse of Gowrie is this deceptively spacious semi detached cottage.



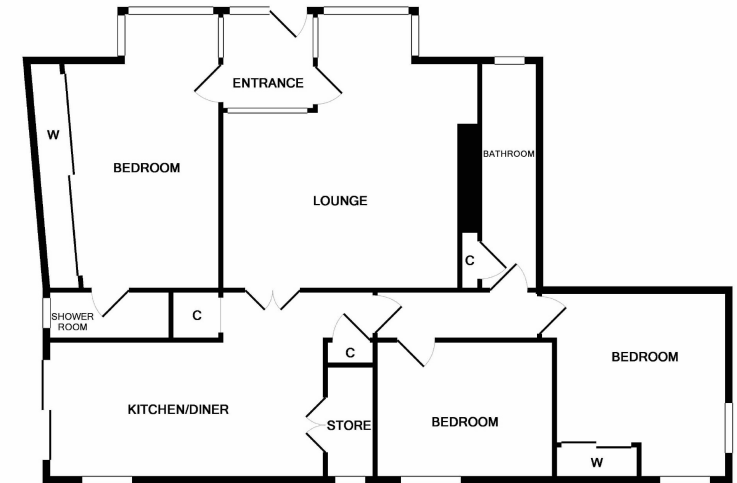
The property is entered into a bright and welcoming entrance porch with frosted glass and door to the lounge on the left and master bedroom on the right. The master bedroom offers full wall length fitted wardrobes and bay window to the front. There is a sink and vanity unit within the fitted storage space. The master bedroom also boasts an ensuite shower with corner cubicle and W.C along with coordinating wet wall panelling. The 'L' shaped lounge boasts a bay window to the front and features a wood burning stove with slate and solid wood beam hearth. There are double doors through to the sizeable kitchen diner with cream shaker style fitted units along with Belfast style sink and range oven. The coordinating worktops and wood flooring finish the room to a high standard. There is also a walk in pantry with window to the side and sliding patio doors to outside. The rear hallway leads through to two further double bedrooms and the family bathroom with free standing claw foot bath with hand held shower head, storage cupboard and window to the front. Outside the property boasts a single detached garage and driveway with parking. The garden is fully enclosed and is mainly laid to lawn making this ideal for families or pets. The property also benefits from roof solar panels.

St Madoes offers good every day amenities including local shop and primary schooling whilst being ideally located for commuting to both Dundee and Perth city centre. Early viewing recommended.



- Semi Detached Cottage
- Deceptively Spacious
- Detached Garage & Driveway
- Large Lounge
- Wood Burning Stove
- 3 Double Bedrooms
- Family Bathroom & Ensuite
- Sizeable Kitchen Diner
- LPG Gas & DG, EPC F
- Open View to the front

Entrance Porch	6' x 7'10 1.83m x 2.39m
Lounge	17'3 x 18'6 5.26m x 5.64m
Master Bedroom	10'10 x 12'9 3.30m x 3.89m
Ensuite Shower	4'3 x 6'4 1.30m x 1.93m
Kitchen Dining Room	12'3 x 22' 3.73m x 6.71m
Pantry	4' x 7'6 1.22m x 2.29m
Family Bathroom	16'5 x 4'9 5.00m x 1.45m
Bedroom 2	8'6 x 10'2 2.59m x 3.10m
Bedroom 3	11'3 x 11'11 3.43m x 3.63m



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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