

**30 Druids Way,  
St Madoes, Perth,  
PH2 7NQ**

**JAMESON  
+ MACKAY**  
SOLICITORS AND ESTATE AGENTS



- +** *Semi-detached Villa*
- +** *Large Garden*
- +** *Ideal for First Time Buyers*
- +** *Offers Over £130,000*



**1**  
Public Rooms



**2**  
Bedrooms



**1**  
Bathrooms

**T: 01738 630 350**

A great opportunity to purchase a 2 bedroom, semi-detached property in St Madoes, Perth.

The property comprises, a bright, spacious lounge with windows to the front and back of the house. The upstairs of the house comprises of; 2 bright double bedrooms with wardrobes, a bathroom and a floored attic space. The property would benefit from some internal modernisation, nonetheless, it would make an ideal purchase for a family, first time buyer and also buy to let investors.

The spacious back garden offers a well-kept lawn,

mature shrubs/flower beds and patio area where you can enjoy the peaceful atmosphere of the countryside.

St Madoes offers local amenities including a primary school, convenience store, and a sports centre. Being just off the A90, and about a 10 min drive from Perth and 20 minutes from Dundee, It is well located for commuting, which will appeal to a number of buyers.

EPC - D

Council Tax Band - B













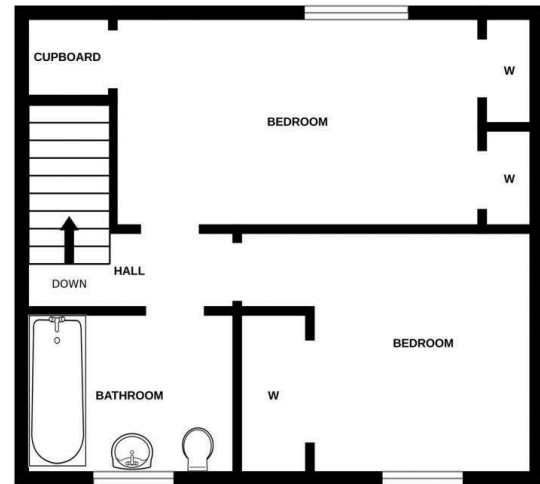
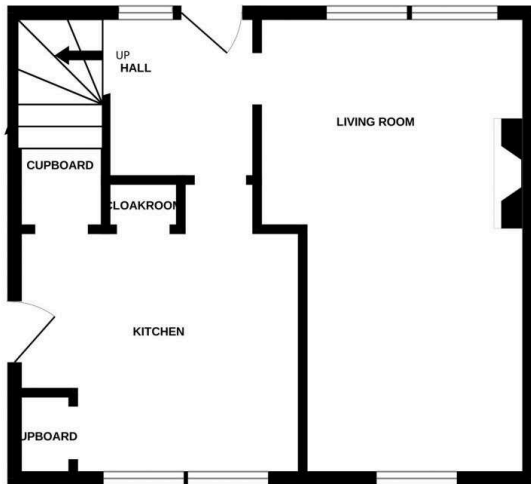
to view:

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Kitchen: 3.10 x 3.58

Hall: 2.02 x 2.64

Lounge: 3.28 x 5.71

Bathroom: 1.81 x 2.07

Bed2: 4.18 x 2.83

Bed1: 2.82 x 4.58

Approx.  
Measurements in  
metres.

#### YOUR PROPERTY SPECIALISTS

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