



15 Windyedge Drive, Perth, PH2 0GH
Offers over £360,000

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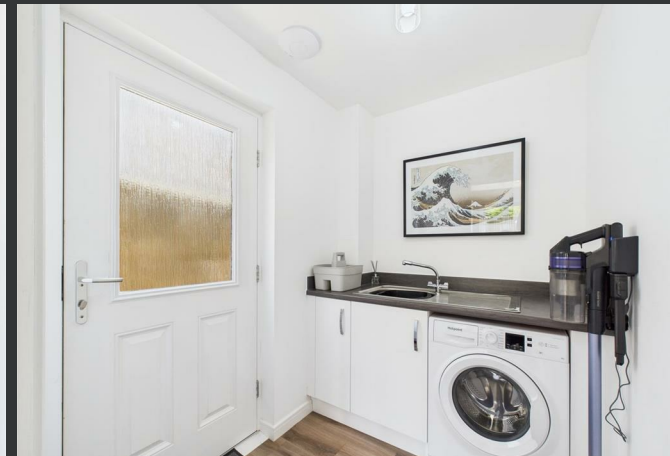
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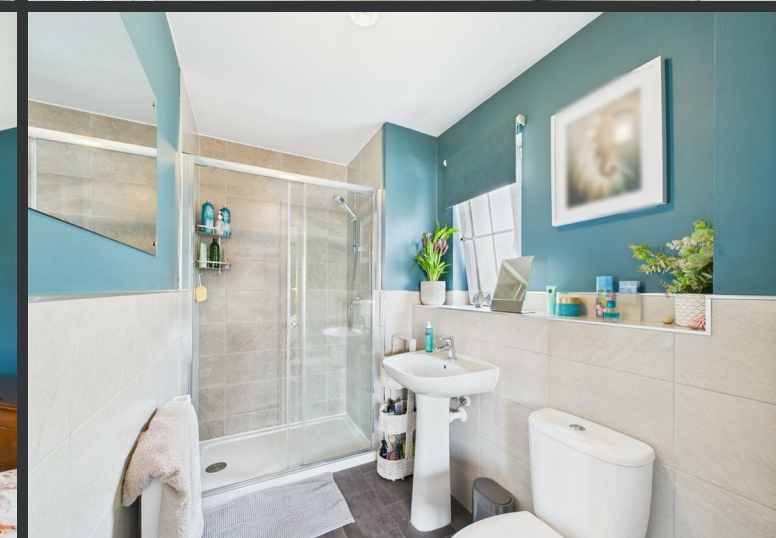
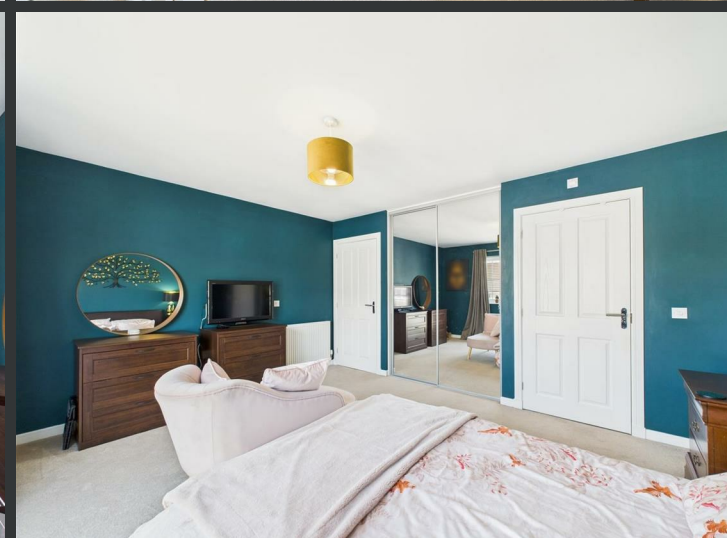
- Four generously sized bedrooms
- Spacious modern kitchen/diner
- Downstairs WC
- Off-street parking & garage
- South-facing rear garden
- En-suite principal bedroom with Juliet balcony
- Separate laundry room
- Stylish family bathroom
- Bright, neutral lounge
- Gas central heating & double glazing

15 Windyedge Drive is an immaculately presented four-bedroom detached home, offering a wonderful balance of space, style and comfort for modern family living. Set over two generous floors and enjoying an enviable position within the street, this contemporary home is both practical and beautifully finished.

On the ground floor, a welcoming entrance hallway leads to a spacious lounge with neutral décor and a bright front-facing window. The standout feature is the open-plan kitchen/diner at the rear – sleek and modern with integrated appliances, ample worktop space and patio doors that open out onto a sunny and very private rear garden. A useful laundry room and downstairs WC complete the ground level. Upstairs, the property boasts four good-sized bedrooms, including a luxurious principal bedroom with fitted wardrobes, a Juliet balcony, and a stylish en-suite shower room. A modern family bathroom serves the remaining bedrooms, all of which are light and well-proportioned. Outside, the property benefits from a mono-blocked driveway with parking for multiple vehicles and a superb back garden with lawn, patio and decking – ideal for relaxing or entertaining. This superb property is move-in ready and located in a desirable residential area with great access to local schools, parks and road links.

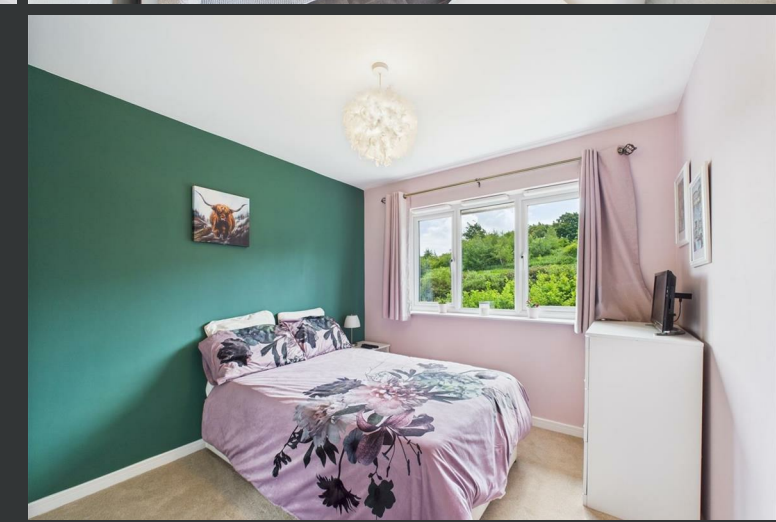
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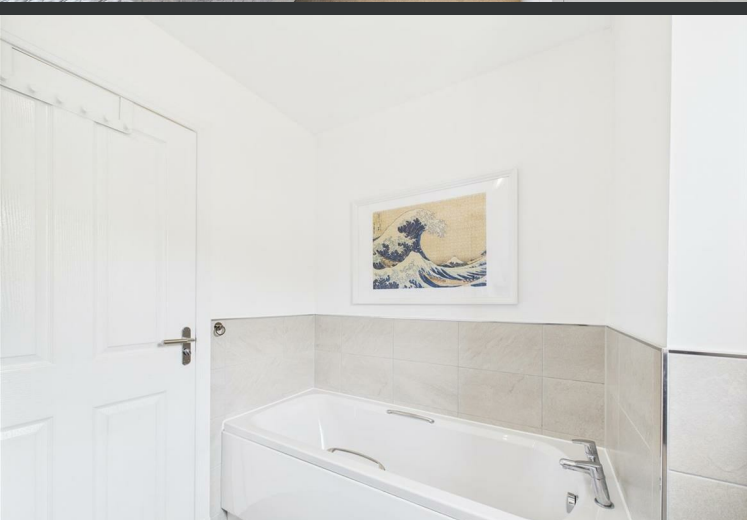




Location

Windyedge Drive is ideal for families and professionals alike. The location offers excellent access to local schools, shops, parks and public transport links. Perth city centre is just a short drive or walk away, offering a mix of retail, dining and leisure options. Commuters benefit from nearby access to the A9 and M90, while scenic walks and green spaces are right on the doorstep. With its blend of convenience, tranquillity, and community feel, Craigie remains one of Perth's most desirable and family-friendly neighbourhoods.







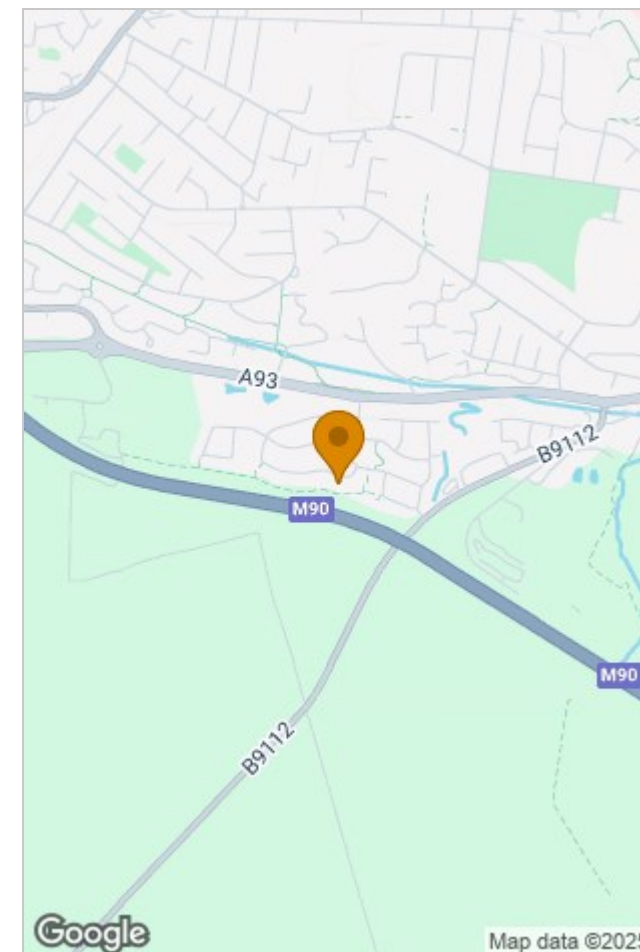
Approximate total area⁽¹⁾

1442 ft²
134.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		89
(81-91) B	80	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

Scotland EU Directive 2012/18/EC

Viewing

Please contact our Perth Office on 01738 260 035
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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