



**Premier  
Properties**  
Perth



## 22 Windyedge Drive, Perth, PH2 0GH Offers Over £239,995

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Constructed by Bellway Homes, this well presented villa comprises: GROUND FLOOR - entrance vestibule, lounge, kitchen/dining room and toilet. FIRST FLOOR - landing, principle bedroom with en suite shower room, two further bedrooms and a family bathroom.

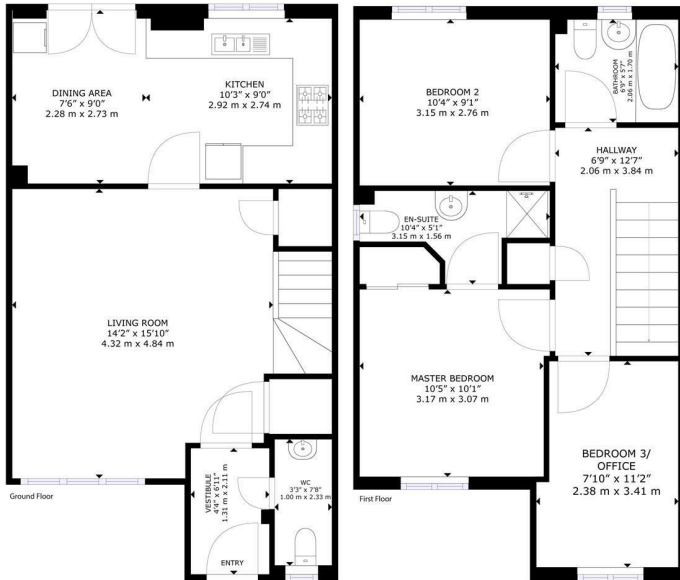
The property benefits from gas central heating and double glazing throughout.

Externally there is a mono blocked driveway to the front providing off street parking. The fully enclosed, south facing garden to the rear is mainly laid to lawn with a paved patio and decking area, ideal for outdoor entertaining.

- 3 Bedrooms
- Decking Area
- Driveway
- Gas Central Heating
- Immaculately Presented
- Master En Suite Shower Room
- Off Street Parking
- Private Rear Garden
- Sought After Location







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GROSS INTERNAL AREA  
 FLOOR 1: 495 sq. ft., 45 m<sup>2</sup>, FLOOR 2: 495 sq. ft., 45 m<sup>2</sup>  
 TOTAL: 990 sq. ft., 90 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Current	Potential
59	74

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
45	56



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