

Simple Approach



**28 Airlie View, Blairgowrie
PH11 8BF**

Fixed asking price £272,000

Do you want a more sustainable home which will help to reduce your carbon footprint and lower energy bills? Simple Approach are delighted to market this property which is believed to be one of the most energy efficient new homes in Perthshire and is conveniently located close to the beautiful village of Alyth.

The McNeil is a fantastic example of an eco friendly 3 bed semi - detached house. Comprising of a large open plan lounge kitchen/diner with patio doors leading to a wonderful outdoor patio allowing for the extension of dining in the warmth of the summer sunshine. For convenience the ground level also benefits from a WC. Level two of the property boasts a Master Bedroom with stylish Ensuite with vanity unit included. The property also boasts a further two good size bedrooms in addition to the family bathroom also with a vanity unit included and a separate shower Unit. Viewing is highly recommended to appreciate the fantastic and environmentally aware home on offer. This property also comes with a Single Garage with electric door, washing machine and work surface to rear elevation and Solar Panels. Mainstream Lenders offering Green Mortgages On This House. This property is an EPC Rating A+

<https://linkhousing.org.uk/resource-library/coronavirus-information-and-advice/>

Lounge
17'3" x 10'7" (5.28 x 3.24)

Kitchen/Dining Room
19'2" x 12'3" (5.85 x 3.74)

Entrance Hallway
17'4" x 4'0" (5.30 x 1.23)

W/C
8'0" x 3'1" (2.45 x 0.96)

Bathroom
7'9" x 7'0" (2.37 x 2.15)

Front Bedroom
10'7" x 12'0" (3.25 x 3.68)

Ensuite
4'6" x 6'11" (1.38 x 2.12)

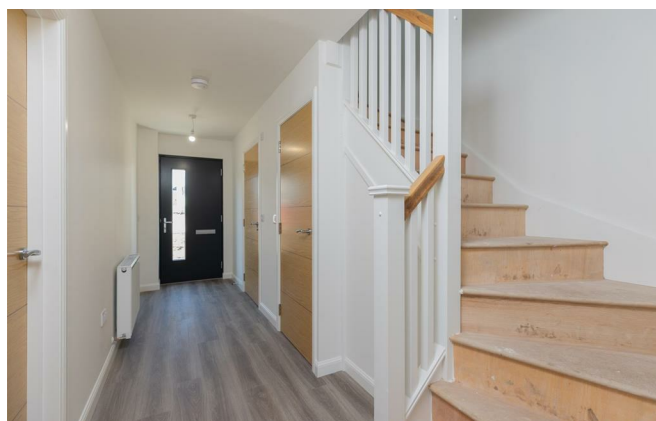
Bedroom
14'7" x 9'7" (4.45 x 2.94)

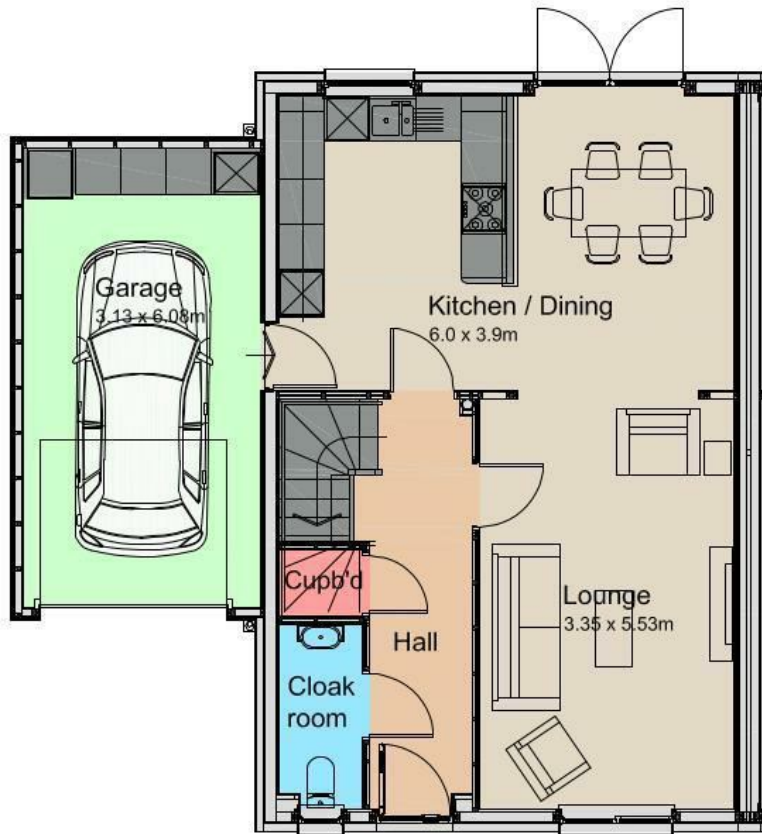
Bedroom
8'9" x 10'9" (2.69 x 3.29)



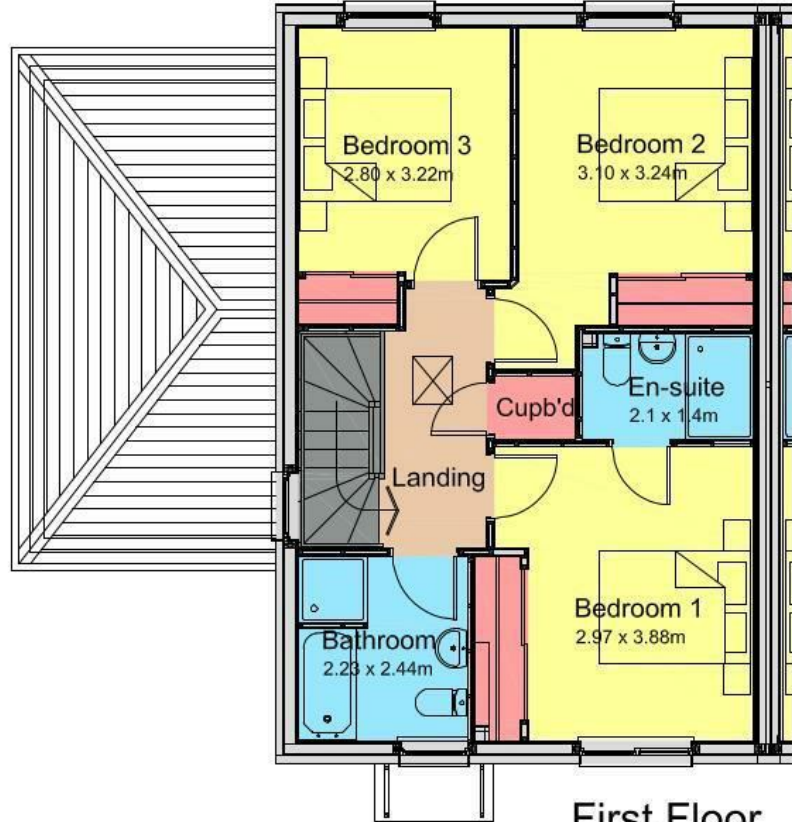


- Stunning Semi Detached House
- Low Energy Air Source Heating
- This Property Comes With A Single Garage With An Electric Door And Solar Panels
- Three Generous Bedrooms
- Outside Garden Tap
- Desirable Location
- Triple Glazed Windows
- Qualifies For First Home Buyer Fund





Ground Floor



First Floor

This plan is for illustration purposes only. Please do not scale
 Note: bedrooms measured to wardrobe (shorter dimension)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	100	100
(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		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions	100	100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		