

Simple Approach



**2 Mailer Way, Perth
PH2 0GE**

Offers over £347,500

Simple Approach are delighted to welcome this immaculately presented detached villa on Mailer Way to the residential market. Set on the edge of the almost brand new Bellway, Charlotte Gate development on Glasgow Road this pristine property is in beautiful condition throughout and due to its recent construction in 2019 remains within its NHBC period. This sizeable property is the ideal purchase for any growing family looking for a home with modern, tasteful decoration and high quality fixtures and finishings present throughout each generously-proportioned living space. Comprising; a bright and spacious living room, a stunning fully-fitted kitchen with integrated appliances, family dining room, utility room a ground floor WC. On the upper floor this property enjoys three good-sized double bedrooms one with a shower en-suite and a lovely Master Bedroom with a further en-suite shower room, as well as a chic family bathroom. This property offers contemporary style and luxury across two floors and would be appreciated by those seeking the very best in quality and design, without compromising all of the benefits of a warm and welcoming family home set on a generous plot, boasting sought-after features such as a privately-owned driveway for multiple vehicles, single garage and a sizable garden to the rear, which only viewing will confirm to the purchaser.

Lounge

10'6" x 17'1" (3.21 x 5.21)

Kitchen

12'5" x 17'10" (3.80 x 5.45)

Entrance Hallway

14'7" x 7'7" (4.45 x 2.33)

Utility

5'6" x 6'3" (1.69 x 1.91)

Dining Room

12'5" x 9'0" (3.81 x 2.75)

WC

6'9" x 3'6" (2.07 x 1.09)

Master Bedroom

15'0" x 14'7" (4.58 x 4.47)

Ensuite

5'8" x 7'1" (1.75 x 2.17)

Bedroom

12'2" x 8'6" (3.72 x 2.61)

Bathroom

8'11" x 8'1" (2.73 x 2.48)

Bedroom

8'10" x 11'1" (2.70 x 3.39)

Bedroom

13'9" x 8'4" (4.20 x 2.55)

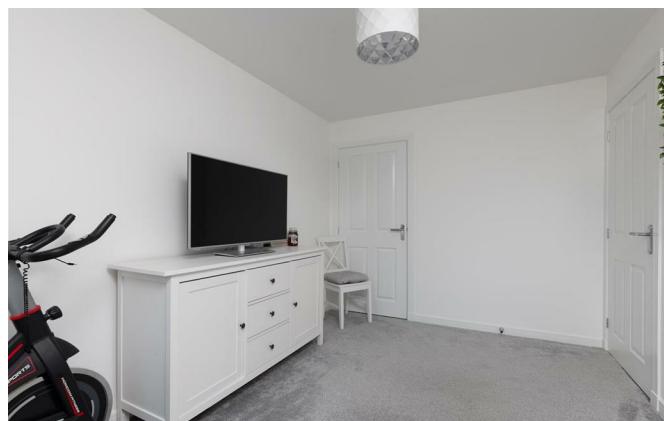
Ensuite

7'4" x 4'8" (2.24 x 1.43)





- Sizable Detached Immaculate Villa
- Single Garage And Large Private Driveway
- High Quality Fixtures And Fittings Throughout
- Four Double Bedrooms With Two Shower En-suites
- House Still Under NHBC
- Open Plan Kitchen
- Pristine, Move-in Condition Throughout
- Large Rear Garden
- Great Views Over Perth



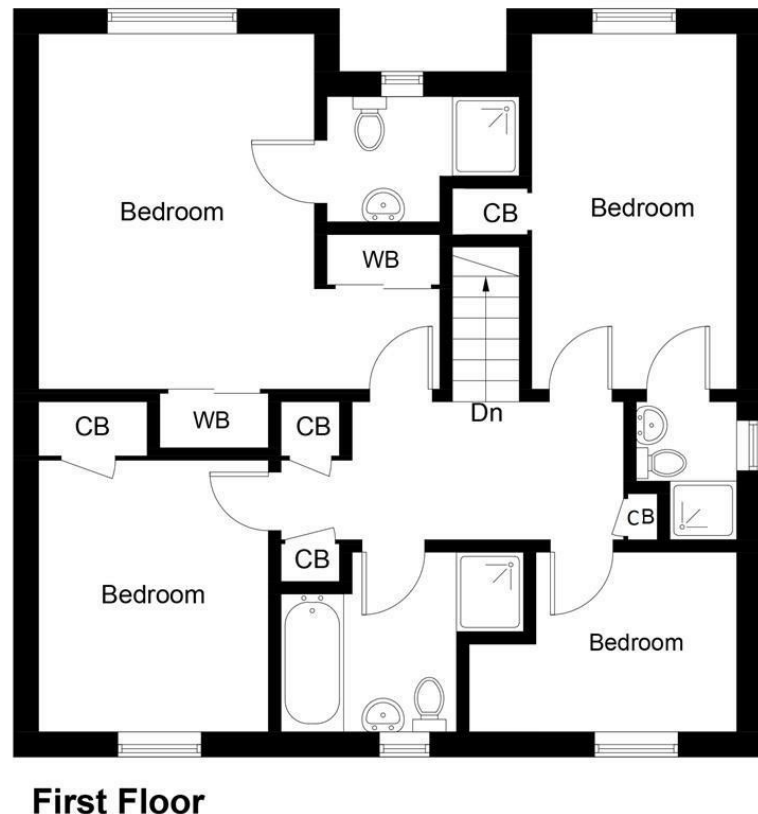
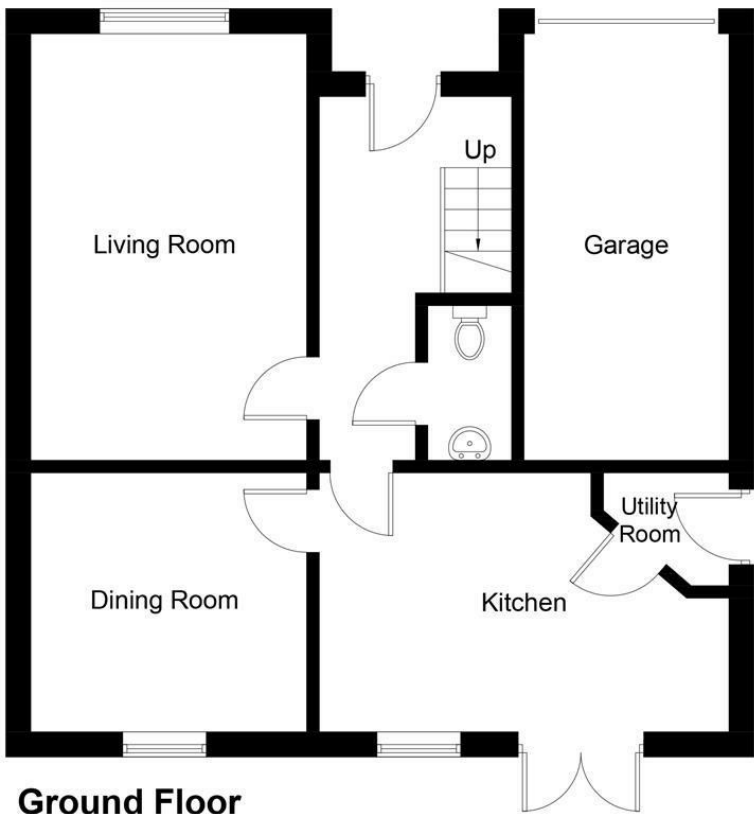


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1033418)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC