

Simple Approach



61 Ptak Way, Perth
PH2 9FT

Offers over £299,500

Simple Approach are delighted to welcome this immaculately presented detached two-story villa on Ptak Way to the Perthshire residential market. Set within the ever desirable area of Bridge Of Earn, this lovely home is placed at the end of a quiet cul de sac and is the ideal purchase for any growing family looking for a home with modern, tasteful decoration and high-quality fixtures and finishing's throughout each generously proportioned living space.

Ptak Way comprises of; a welcoming entrance hallway, a bright front facing lounge, a chic open plan kitchen / dining room with patio doors out to the rear garden, a downstairs WC, four generous bedrooms with a master ensuite and a stylish family bathroom completes the interior of this property.

The property further benefits from gas central heating, double glazing, solar panels, a large private garden with a decking area, a large driveway and single garage. 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.

This excellent property lends itself to a wide range of purchasers and would be an ideal home for any first-time buyer or growing family looking for a well-located property in immaculate move-in condition. The property is ideally located to take advantage of all local amenities and facilities. Viewing is absolutely essential to appreciate the overall package on offer for this property.

Lounge
11'6" x 15'10" (3.53 x 4.84)

Bedroom
9'9" x 8'9" (2.98 x 2.68)

Entrance Hallway
16'9" x 7'8" (5.12 x 2.35)

Bedroom
11'9" x 10'3" (3.59 x 3.14)

WC
5'4" x 4'7" (1.64 x 1.41)

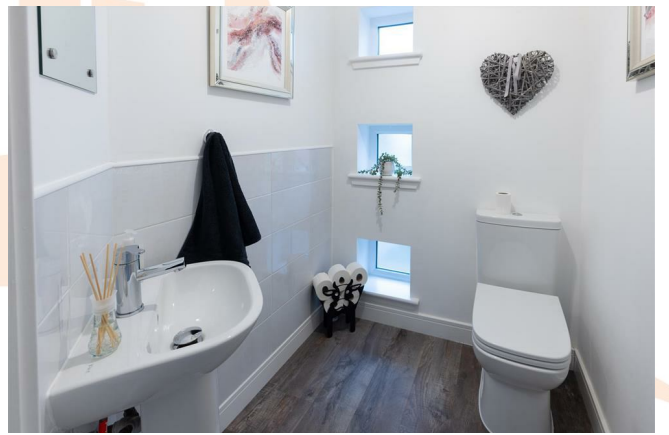
Bathroom
6'6" x 6'6" (2.0 x 1.99)

Kitchen
11'1" x 24'3" (3.39 x 7.40)

Bedroom
8'3" x 11'1" (2.53 x 3.40)

Master Bedroom
11'9" x 10'8" (3.60 x 3.27)

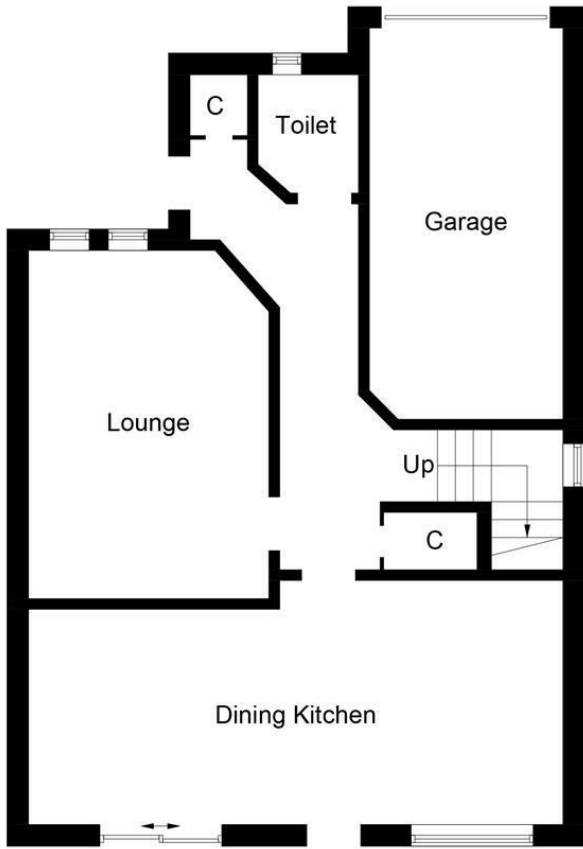
Ensuite
4'10" x 6'10" (1.48 x 2.10)



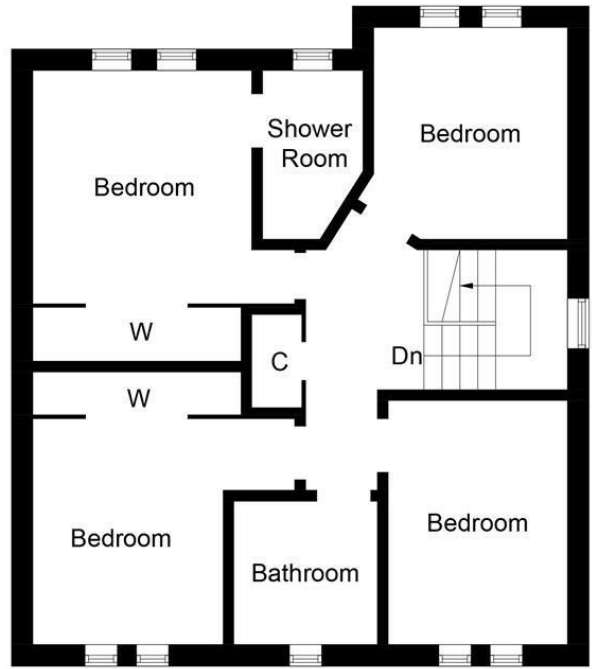


- Beautifully Presented Detached House
- Bright Front Facing Lounge
- Highly Sought After Location
- Four Generous Bedrooms
- Gas Central Heating & Double Glazing
- Modern Interior Throughout
- Stylish Open Plan Kitchen / Diner
- Large Private Driveway & Single Garage
- Solar Panels Fitted





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	83
(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		
Scotland		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	81	83
(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		
Scotland		