

Simple Approach



14 Windyedge Drive, Perth
PH2 0GH

Fixed asking price £245,000

Simple Approach are pleased to welcome this immaculately presented, semi detached house on Windyedge Drive to the residential sales market. Set in the heart of the almost brand-new Bellway Charlotte Gate development on Glasgow Road this pristine property is in beautiful condition throughout. This sizeable property 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.

Set across two floors, this property comprises of; a welcoming entrance hall, a bright front facing lounge, a stylish fitted kitchen / dining area, WC, three generous bedrooms and a chic family bathroom with shower over bath facility. 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 and beautifully maintained grounds to the front and rear of the property, which only viewing will confirm to the purchaser.

Lounge

16'0" x 13'5" (4.90 x 4.09)

Kitchen

17'1" x 9'6" (5.22 x 2.90)

Downstairs WC

7'2" x 3'7" (2.20 x 1.10)

Master Bedroom

9'10" x 10'1" (3.02 x 3.09)

Master Ensuite

10'2" x 4'11" (3.10 x 1.52)

Bedroom Two

10'4" x 8'11" (3.15 x 2.74)

Bedroom Three

10'11" x 7'0" (3.35 x 2.15)

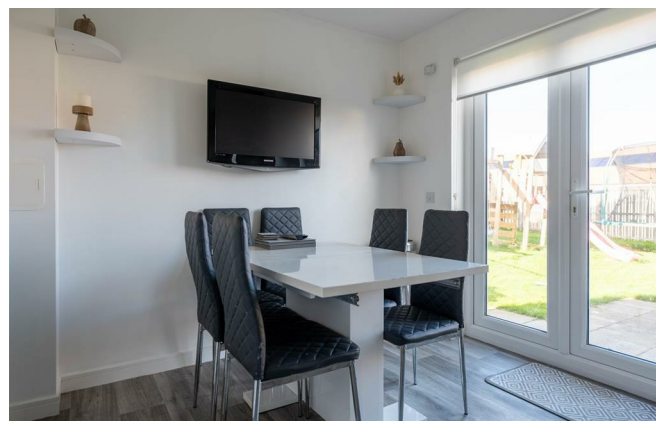
Family Bathroom

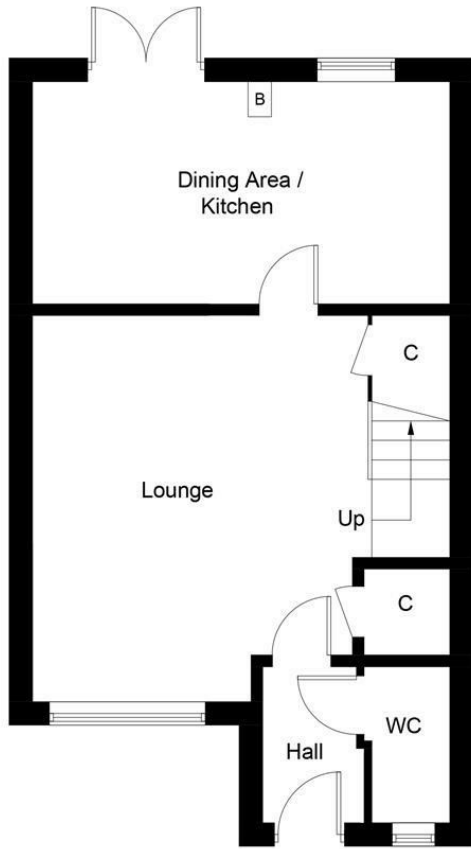
6'7" x 5'7" (2.02 x 1.71)



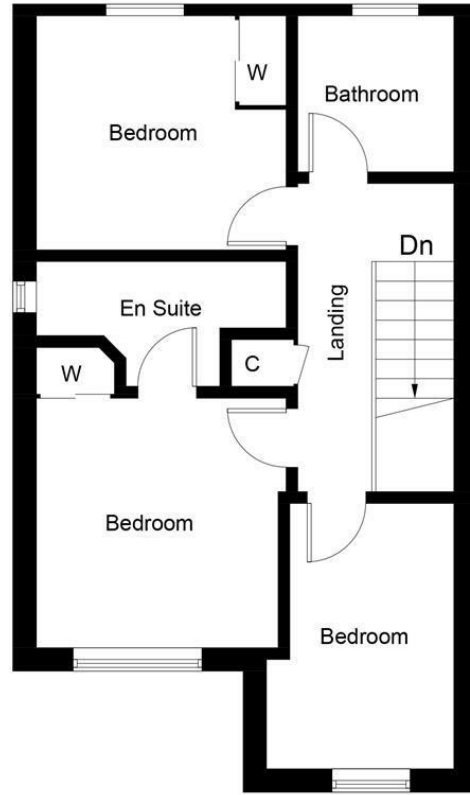


- Semi Detached House
- Stylish Fitted Kitchen / Dining Area
- Private Driveway
- Highly Sought After Location
- Beautifully Presented
- Bright & Spacious Lounge
- Impressive Rear Garden
- Three Generous Bedrooms
- Gas Central Heating & Double Glazing
- Ideal Family Home





Ground Floor



First Floor



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 93 |
| (81-91) B | | 81 | |
| (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 (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | 94 |
| (81-91) B | | 83 | |
| (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 2002/91/EC | |