

Simple Approach



Estate Agents



12 Airlie View, Blairgowrie

PH11 8BF

Offers over £255,000

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 Home. Comprising of a large open plan lounge kitchen/diner with patio doors leading to a wonderful outdoor patio and garden (100m2) 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 a vanity unit included. The property also boasts a further two good size bedrooms in addition to the family bathroom with a separate shower and vanity unit also included. Viewing is highly recommended to appreciate the fantastic and environmentally aware home on offer. This property comes with Solar Panels. Mainstream Lenders offering Green Mortgages On This House. This property comes with Turf To the Front & Back Gardens & an EV Charging Point.

Carpets Provided throughout the property, Luxury Vinyl Tiles to the Wet Room Floors and Luxury Oak Planked Floors to the Lounge, Dining Room, Kitchen and Hallway

Dining
19'2" x 10'7" (5.85 x 3.25)

Kitchen / Dining Room

10'6" x 16'7" (3.22 x 5.06)

WC

Master Bedroom

9'1" x 11'8" (2.77 x 3.58)

Ensuite

6'10" x 4'7" (2.1 x 1.4)

Bedroom Two

8'3" x 10'7" (2.52 x 3.24)

Bedroom Three

8'1" x 9'6" (2.48 x 2.92)

Bathroom

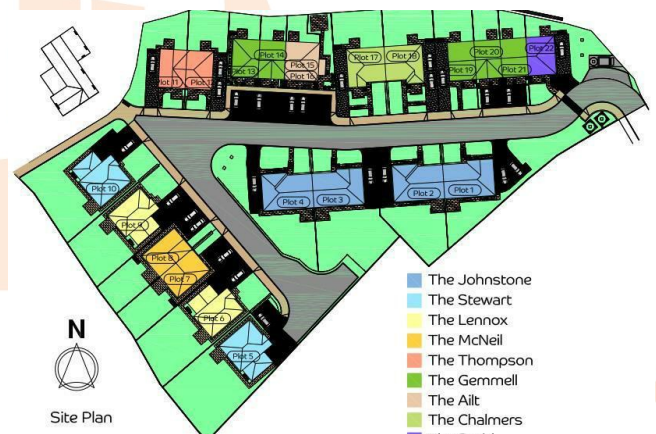
7'3" x 8'0" (2.23 x 2.44)

External

Externally the property benefits from off road private parking and beautiful south facing rear garden which enjoys a patio area for entertaining and dining in the summer months.

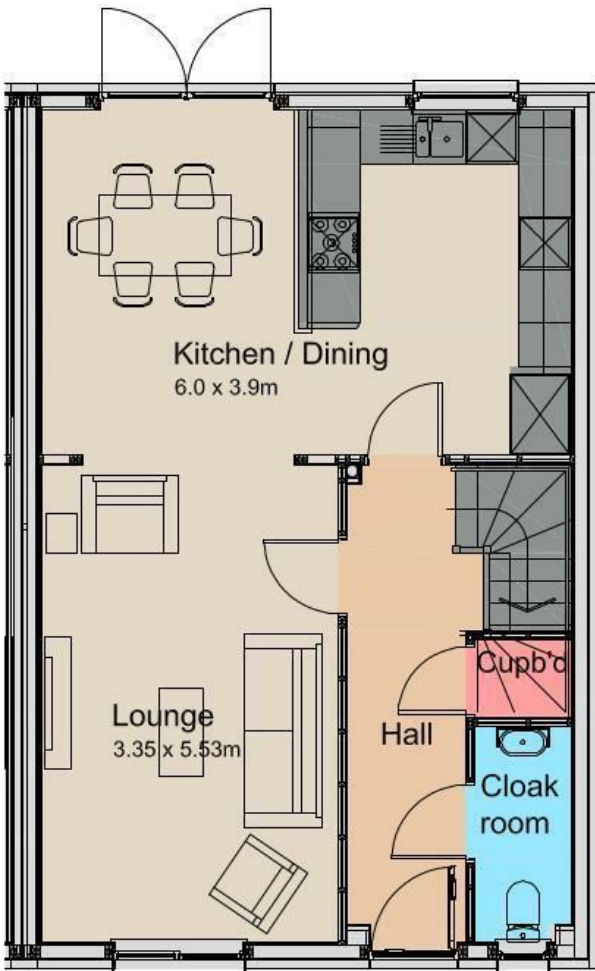
Location

The small Town of Alyth is situated approximately 5 miles from Blairgowrie and approximately 20 miles North of Perth and could not be better located for its quick commuting routes towards Highland Perthshire, Dundee and Aberdeen. The village itself offers plenty of local amenities and has nearby shops, a butchers, bakers, a nursery and the new Alyth Primary School.

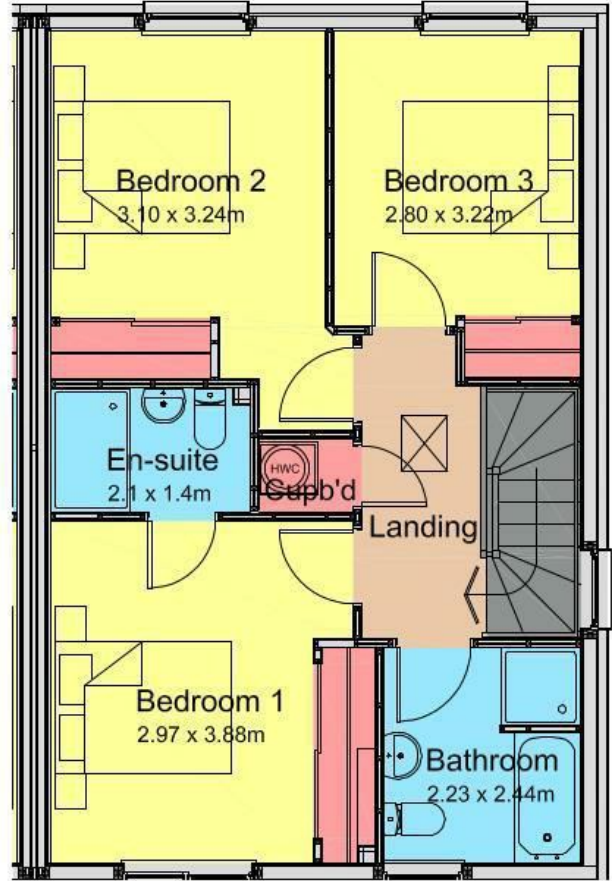




- Semi Detached Home
- Triple Glazing
- Outside Garden Tap
- Choice of Award Winning German Kitchen
- Three Bedrooms
- Master Bedroom En-Suite With Vanity Unit
- Qualifies for First Home Buyer Fund
- Choice of Bathroom Tiling/Multi Panel
- Low Energy Air Source Heating
- Electrical Supply Provision For EV Charging



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		
(92 plus) A		
(81-91) B	85	85
(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		
(81-91) B	85	85
(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