

# Simple Approach



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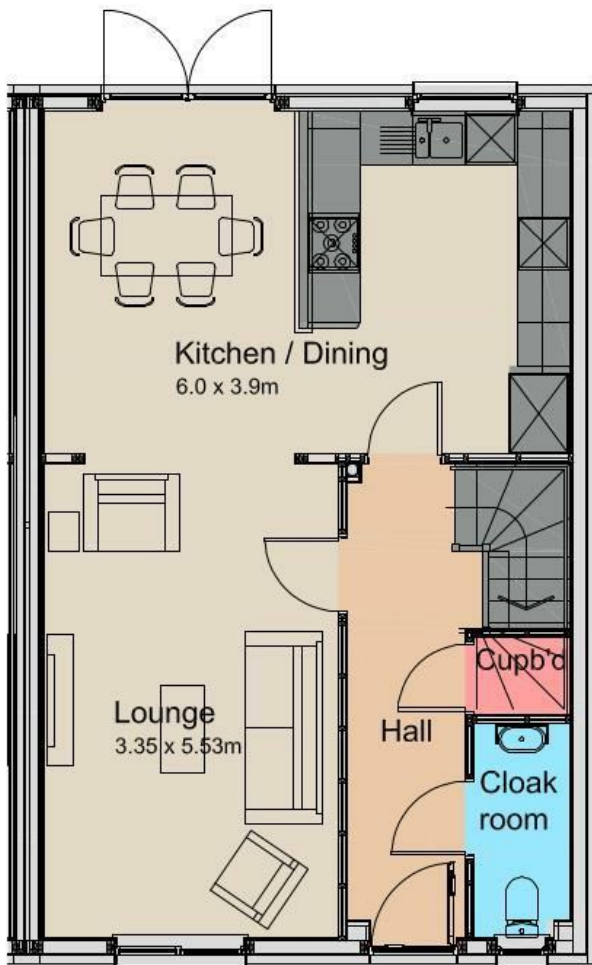
## Plot 12 The McNeill Airlie View, Alyth, Perthshire, PH11 8BF

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.

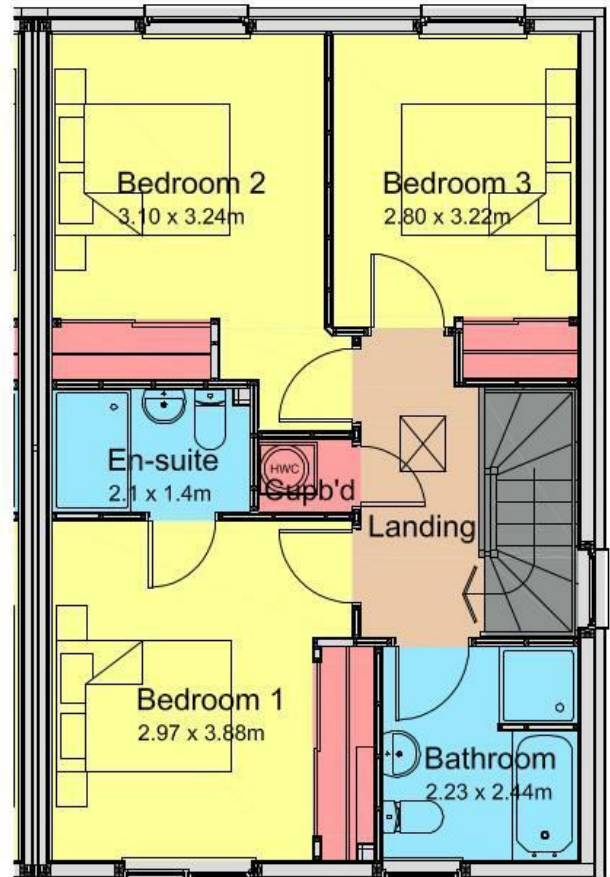
The McNeil is a fantastic example of an eco friendly 3 bed Semi-Detached Home. Comprising of a large open plan lounge kitchen/diner with patio doors leading to a wonderful outdoor patio and garden (100m<sup>2</sup>) allowing for the extension of dining in the warmth of the summer sunshine. For convenience 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. Mainstream Lenders offering Green Mortgages On This House. This property comes with

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

**Fixed asking price £255,000**



Ground Floor



First Floor

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

### Viewing

Please contact us on 01738 827864 if you wish to arrange a viewing appointment for this property, or require further information.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
85	85	85	85

**Energy Efficiency Rating**  
 Very energy efficient - lower running costs  
 (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  
 Scotland EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**  
 Very environmentally friendly - lower CO<sub>2</sub> emissions  
 (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<sub>2</sub> emissions  
 Scotland EU Directive 2002/91/EC

### DISCLAIMER

Simple Approach Estate Agents endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.