

Simple Approach



**34 Windyedge Drive, Perth
PH2 0GH**

Offers over £348,950

Simple Approach are pleased to welcome this immaculately presented, detached house on Windyedge Drive to the Perthshire 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, downstairs WC, four generous bedrooms with a master ensuite 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 the benefits of a warm and welcoming family home set on a generous plot, boasting sought-after features such as a privately-owned driveway, a single garage and beautifully maintained grounds to the front and rear of the property, which only viewing will confirm to the purchaser.

Lounge

14'7" x 14'6" (4.45 x 4.43)

Kitchen + Dinner

21'7" x 10'3" (6.59 x 3.14)

Downstairs WC

5'11" x 4'8" (1.81 x 1.44)

Master Bedroom

14'6" x 12'5" (4.44 x 3.81)

En suite

8'9" x 5'7" (2.67 x 1.72)

Bedroom Two

11'9" x 11'0" (3.60 x 3.36)

Bedroom Three

10'4" x 9'5" (3.17 x 2.88)

Bedroom Four

11'9" x 7'8" (3.60 x 2.36)

Upstairs Bathroom

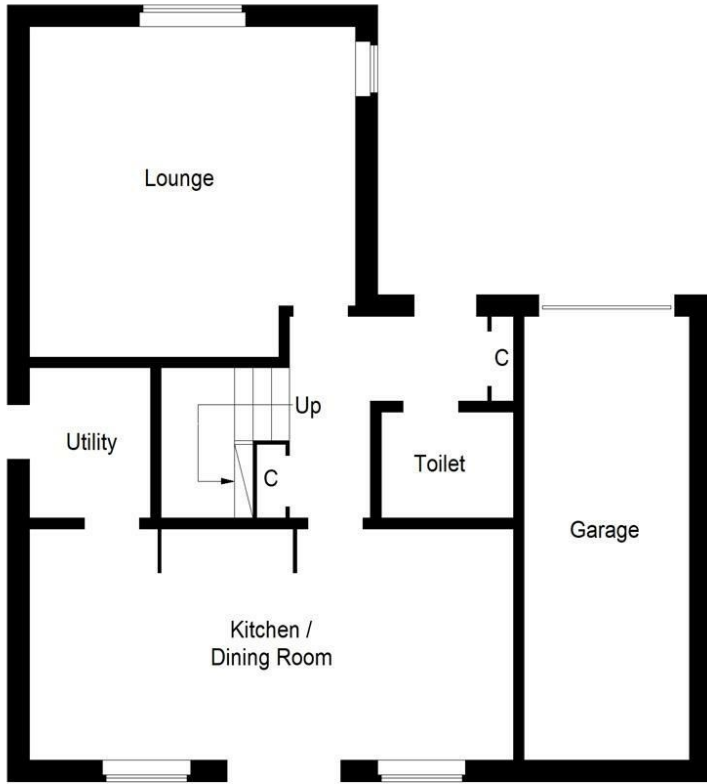
6'8" x 8'4" (2.05 x 2.56)



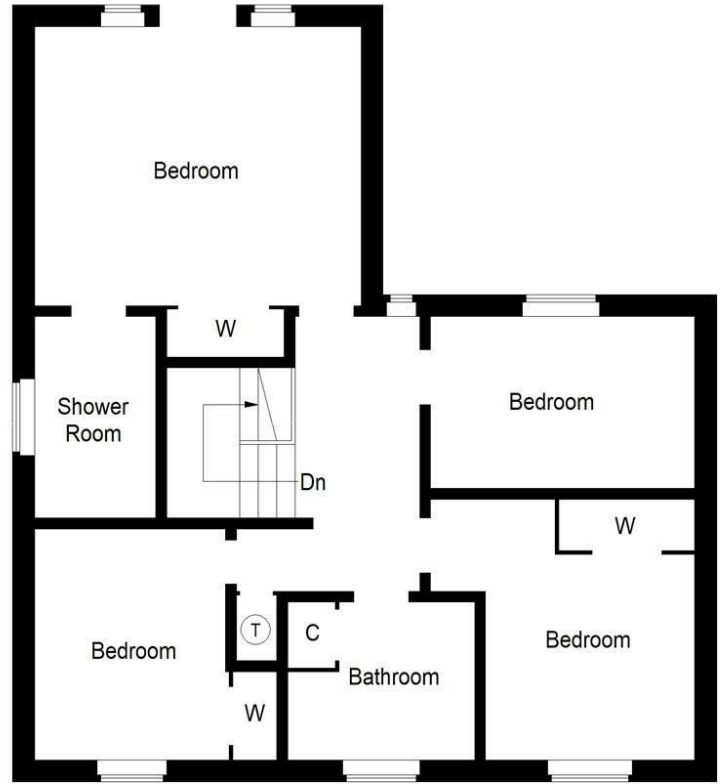


- Detached House
- Four Generous Bedrooms With Master Ensuite
- Bright Front Facing Lounge
- Stylish Fitted Kitchen / Dining Area
- Spacious Accommodation Throughout
- Gas Central Heating & Double Glazing
- Private Driveway & Garage
- Well Manicured Rear Garden

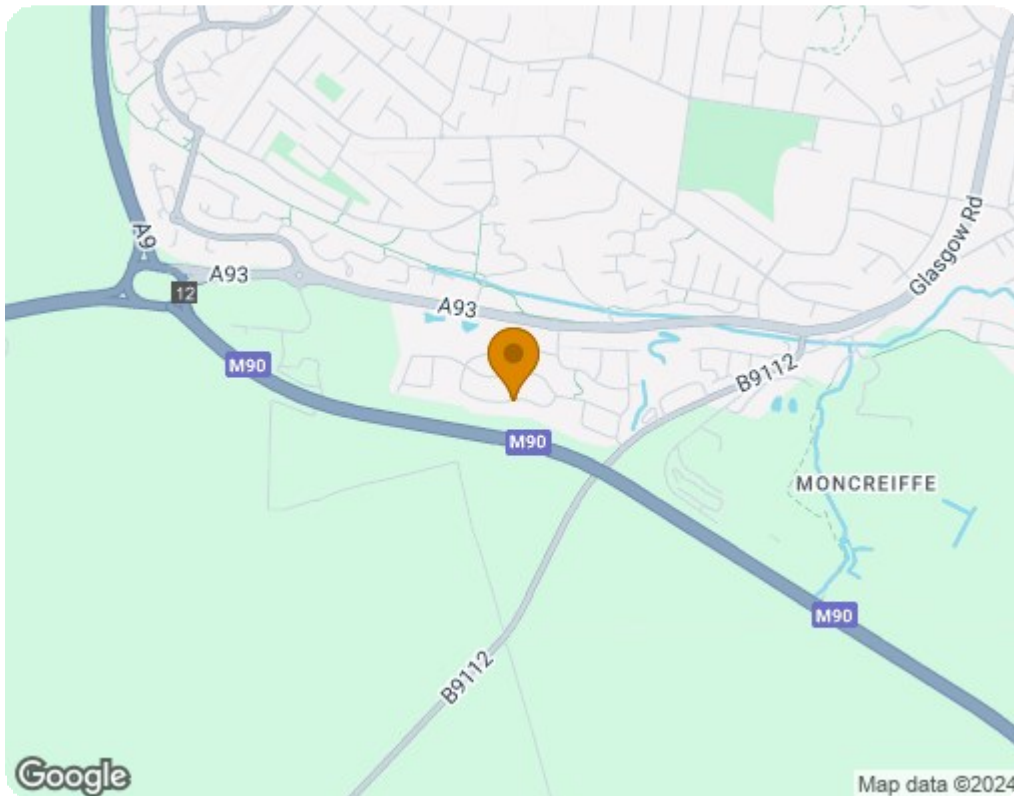




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(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			89
(81-91) B		80	
(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	