

Simple Approach



7 Mailer Way, Perth  
PH2 0GE

Offers over £224,950

Simple Approach are delighted to welcome this immaculately presented detached villa on Mailer Way to the residential 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 and due to its recent construction in 2017 remains well within its NHBC period. This sizeable property is the ideal purchase for any growing family looking for a home with modern, tasteful decoration and high quality fixtures and finishings present throughout each generously-proportioned living space. Comprising; a bright and spacious living room, a stunning fully-fitted kitchen with integrated appliances and ample space for family dining, a ground floor WC, three good-sized double bedrooms with stylish master en-suite shower room, as well as a final family bathroom all barely used and remaining at a nearly new standard. 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 rear, which only viewing will confirm to the purchaser.

**Living Room**

18'4" x 10'5" (5.60 x 3.20)

**Kitchen/Dining Area**

9'8" x 18'4" (2.95 x 5.60)

**WC**

4'5" x 7'1" (1.37 x 2.17)

**Bathroom**

6'5" x 9'1" (1.98 x 2.77)

**Bedroom 1**

10'6" x 12'5" (3.22 x 3.80)

**En-Suite**

5'6" x 8'5" (1.70 x 2.57)

**Bedroom 2**

9'9" x 7'8" (2.99 x 2.34)

**Bedroom 3**

9'9" x 10'4" (2.99 x 3.17)

**External**

This property boasts excellent kerb appeal from the outset, with beautiful stonework and an idyllic position on the street. To the side there is a private driveway allowing ample parking, as well as a fully enclosed and very well maintained family garden to the rear. The grounds to the back have been landscaped to create a lovely family garden space for entertaining in the summer months.

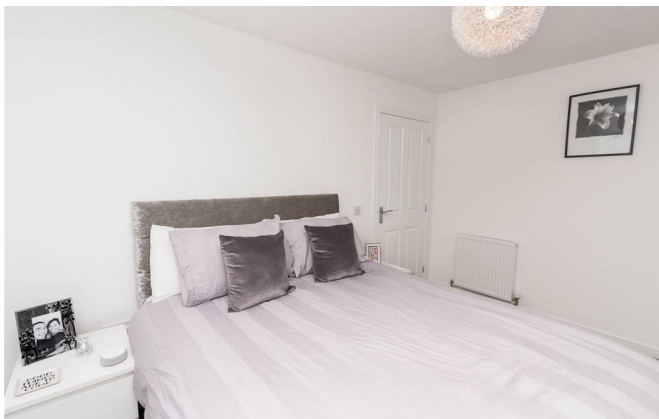
**Location**

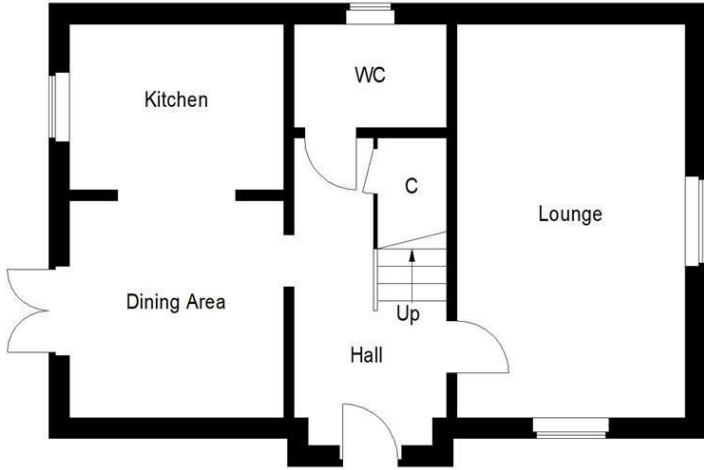
Set in the heart of the modern Charlotte Gate development just off the Glasgow Road on the outskirts of Perth, this property benefits from a variety of amenities such as nearby shops, restaurants, two reputable primary schools and two sought-after secondary schools and is only a five minute drive to the City Centre of Perth and all its High Street amenities. There is a variety of woodland and parks to enjoy within easy reach of this property and is ideally placed for access to the Broxden Roundabout for quick links to larger Cities such as Dundee, Edinburgh and Glasgow- ideal for the commuter.



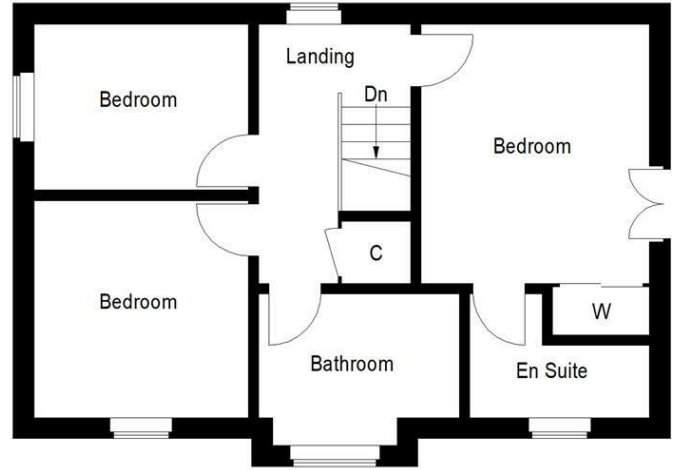


- CLOSING DATE MONDAY 16/3/2020 12 NOON
- Contemporary Kitchen & Bathroom Fittings
- Stunning Nearly New Detached Family Home
- Three Double Bedrooms with Stylish Master En-Suite
- Private Driveway
- Gas Central Heating & UPVC Double Glazing
- Sizeable Garden Grounds to Rear





Ground Floor



First Floor



| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) <b>A</b>  |  |                         | <b>92</b> |
| (81-91) <b>B</b>  |  | <b>81</b>               |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| <b>Scotland</b>   |  | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) <b>A</b>  |  |                         | <b>92</b> |
| (81-91) <b>B</b>  |  | <b>82</b>               |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>Scotland</b>   |  | EU Directive 2002/91/EC |           |