

Simple Approach



Estate Agents



25 Windyedge Drive, Perth
Perthshire PH2 0GH

Offers over £234,950

Simple Approach are delighted to welcome this immaculately presented detached villa on Windy Edge Drive to the residential market. Set in the heart of the attractive, modern development in Charlotte Gate this pristine property is in beautiful condition throughout and due to its recent construction remains within its NHBC period, ideal for purchasers looking for easy living within a stylish family home. This sizeable property is the perfect 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 beautiful master en-suite shower room, as well as a final family bathroom. This property offers contemporary style 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, excellent kerb appeal from the outset, which only viewing will confirm to the purchaser.

Dining Kitchen

10'7" x 12'4" (3.24 x 3.78)

Master Bedroom

12'0" x 12'6" (3.68 x 3.83)

En Suite

7'1" x 4'8" (2.16 x 1.43)

Bedroom 2

12'4" x 8'4" (3.78 x 2.56)

Bedroom 3

11'5" x 8'4" (3.49 x 2.56)

Bathroom

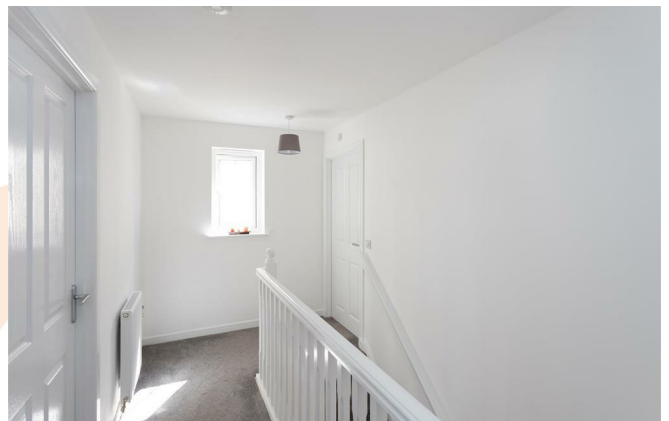
7'1" x 6'3" (2.17 x 1.92)

External

This property boasts excellent kerb appeal from the outset, with beautiful stonework and an idyllic position on the street. To the front there is a private driveway allowing access to the integrated Single garage. There is also a fully enclosed and very well maintained family garden to the rear. The grounds to the rear will allow for children's play and entertainment in the summer sunshine.

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.



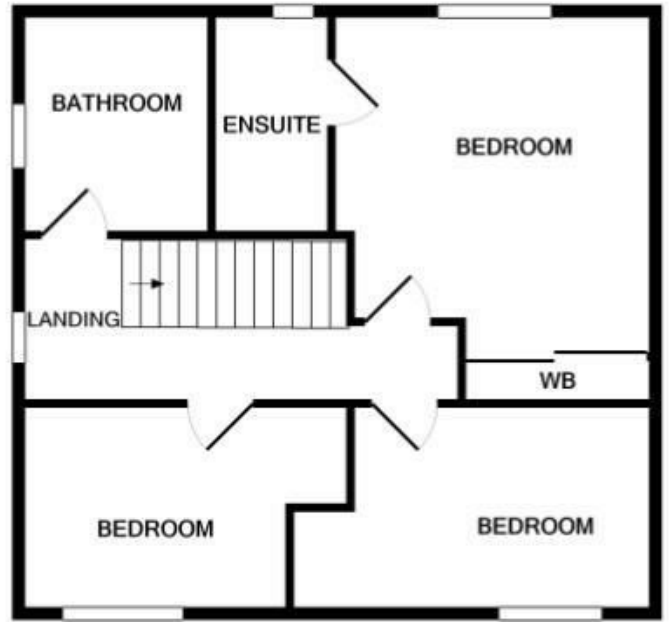


- Gas Central Heating and Double Glazing
- Master Bedroom with stylish ensuite.
- Solid Bamboo Hardwood Flooring Throughout Lower Ground Floor
- Private Driveway and single integrated Garage
- Enclosed rear garden
- Fully fitted modern kitchen
- Sought after location





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(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			91
(81-91) B		81	
(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	