

Simple Approach



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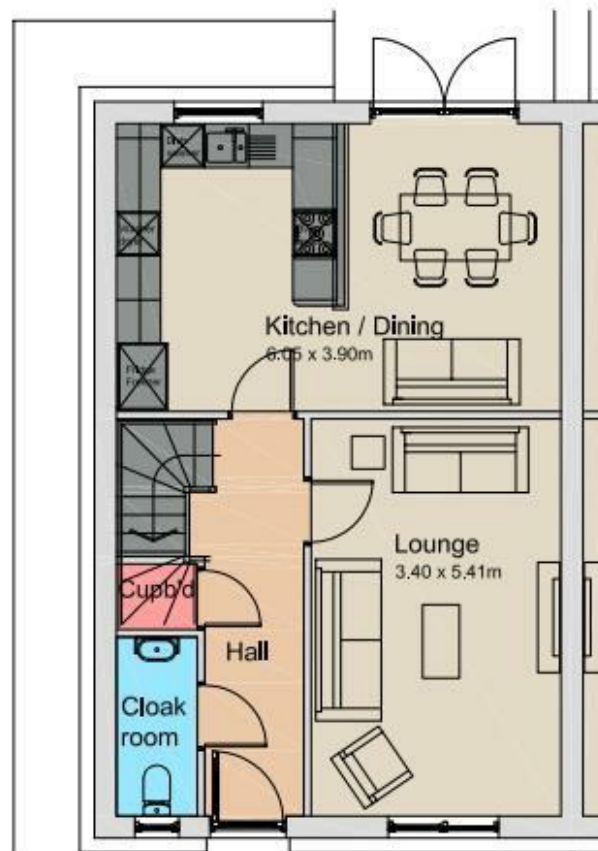
Plot 7 The McNeil Airlie View, Alyth, Perthshire, PH11 8BF

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.

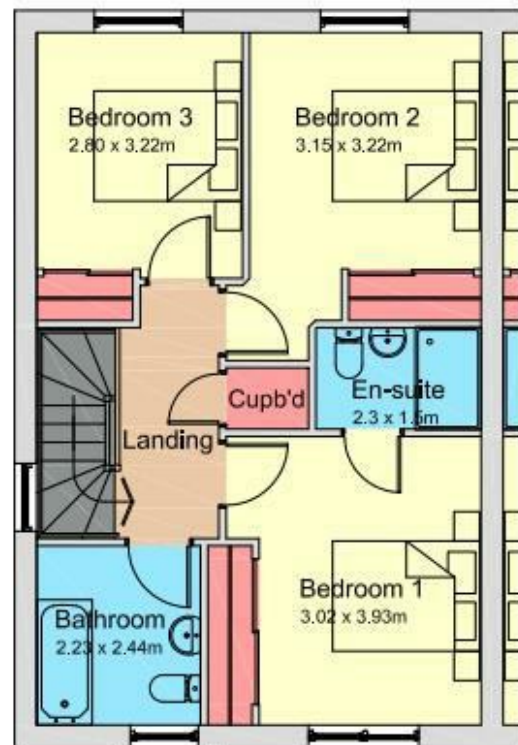
The McNeil is a fantastic example of an eco friendly 3 bed semi - detached home. Comprising of a lounge, kitchen/diner with patio doors leading to a wonderful outdoor patio allowing for the extension of dining in the warmth of the summer sunshine. For convenience the ground level also benefits from a WC. Level two of the property boasts a Master Bedroom with stylish Ensuite. The property also boasts a further two good size bedrooms in addition to the family bathroom. Viewing is highly recommended to appreciate the fantastic and environmentally aware home on offer.

- 3 Bed Semi Detached home
- Choice of award winning German kitchen
- Choice of Bathroom tiling / Multi Panel
- Triple Glazing
- South facing rear garden
- Low energy air source heating.
- Master Bedroom En-Suite
- Outside Garden Tap
- Qualifies For First Home Buyer Fund
- Qualifies For Help To Buy Scheme

Prices from £246,500



Ground Floor



First Floor

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 ₂) Rating	
Current	Potential	Current	Potential
84	84	85	85

Energy Efficiency Rating Legend:

- A (92-101): Very energy efficient - lower running costs
- B (81-91)
- C (69-80)
- D (55-68)
- E (39-54)
- F (21-38)
- G (1-20): Not energy efficient - higher running costs

Environmental Impact (CO₂) Rating Legend:

- A (92 plus): Very environmentally friendly - lower CO₂ emissions
- B (81-91)
- C (69-80)
- D (55-68)
- E (39-54)
- F (21-38)
- G (1-20): Not environmentally friendly - higher CO₂ 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.