

Simple Approach



81 Clunie Way, Perth  
PH1 4QX

Offers over £254,000

Simple Approach are delighted to welcome this immaculately presented nearly new build Villa on Clunie Way to the Perthshire market. Set in the heart of the very modern development in the picturesque village of Stanley this beautiful family home comes to the market in pristine condition with high quality fixtures and fittings on offer throughout- comprising; a bright and welcoming lounge, a fully fitted contemporary dining kitchen with integrated appliances, ground floor WC, three double bedrooms two with fitted wardrobes and master en-suite shower, a fourth large single bedroom and a fresh white family bathroom with shower over bath facility. This gorgeous property could not be better located for its peaceful village setting without compromising locality to nearby amenities such as a nearby shop, chemist and post office as well as a reputable primary school and all further amenities found in the City of Perth just a few miles South. Boasting sought-after features such as a private driveway, a recently converted games room and extensive grounds to the rear this lovely house lends itself to a wide range of buyers and would be an ideal purchase for any growing family or first time buyer looking for a move-in condition property in a tranquil location- which only viewing will confirm.

**Lounge**

16'0" x 14'0" (4.89 x 4.29)

**Dining Room**

9'5" x 10'3" (2.88 x 3.14)

**Kitchen**

10'6" x 9'5" (3.21 x 2.88)

**Utility**

5'7" x 5'8" (1.72 x 1.74)

**WC**

6'6" x 3'6" (2.00 x 1.08)

**Master Bedroom**

11'3" x 13'10" (3.43 x 4.22)

**Games Room**

**En-suite**

5'8" x 11'8" (1.75 x 3.58)

**Bedroom 2**

8'7" x 9'6" (2.63 x 2.91)

**Bedroom 3**

7'1" x 9'6" (2.17 x 2.90)

**Bedroom 4**

9'6" x 9'6" (2.90 x 2.92)

**Bathroom**

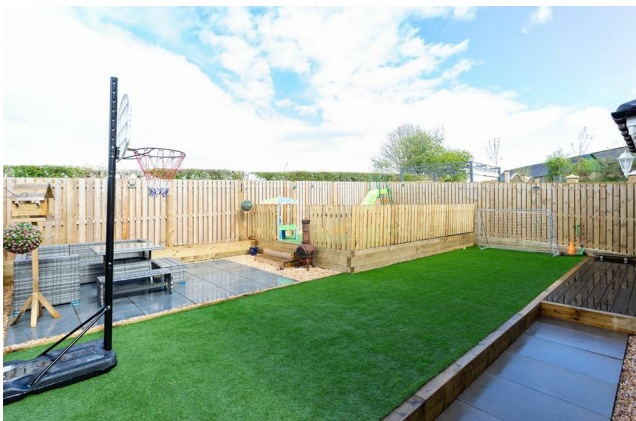
7'7" x 8'6" (2.32 x 2.61)

**External**

Externally this property benefits from a good-sized plot with a private driveway to the front accommodating two/three cars comfortably. To the rear the purchaser of this property will enjoy a fully enclosed, sizeable family garden to the rear, offering the ideal spot to entertain or for children to play safely in the summer months.

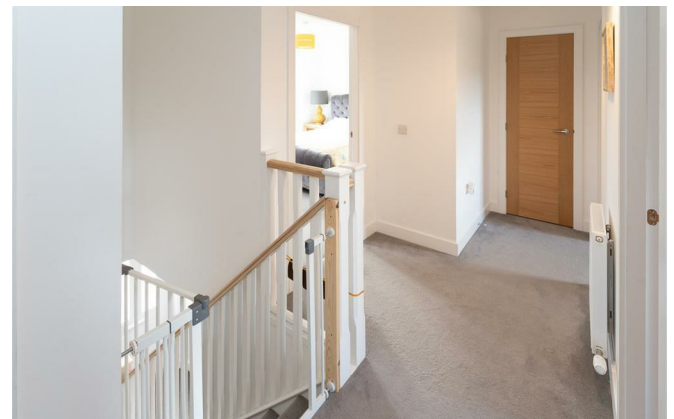
**Location**

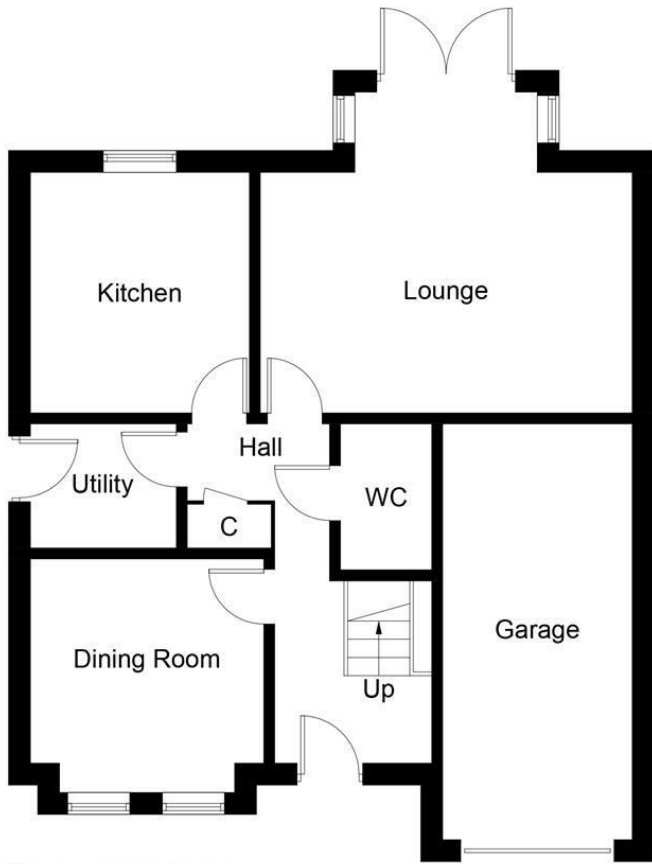
The village of Stanley is host to a number of useful amenities for family living such as the reputable Stanley primary school, medical centre, corner shop, post office and chemist to name just a few. Secondary schools and further amenities including leisure facilities are located in the City of Perth just a few miles South via the A9 which also offers quick motorway links to Inverness, Dundee, Edinburgh & the Central Belt, ideal for the commuter.



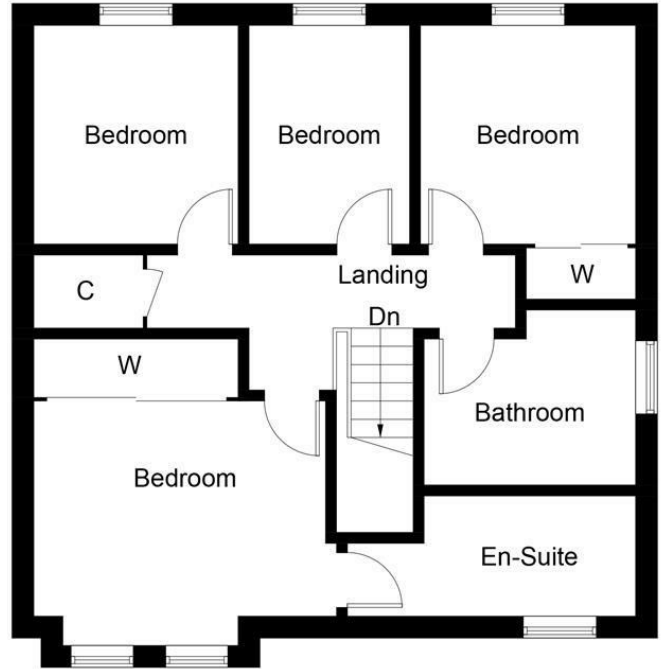


- 4 Bedroom Detached House
- Large Modern Games Room
- Move-in Condition
- Enclosed Private Garden To The Rear
- Large Mono-Bloc Drive Way
- Sought After Location Close To All Amenities





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	77	79
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	86	87
(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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>Scotland</b>		EU Directive 2002/91/EC