

Simple Approach



**The Heathers , Perth
Perthshire PH1 4HB**

Offers over £575,000

Simple Approach are delighted to welcome this magnificent newly-built family home in the stunning village of Murthly to the Perthshire market. This outstanding property has been designed exquisitely by the builder to the highest of standards, boasting beautiful quality, contemporary style and luxury throughout each generously proportioned living space. The purchaser of this property will benefit from owning a very unique home, with pristine fixtures and finishings complimenting fresh, neutral decoration from top to bottom. Setting itself apart from other homes on the open market, this, this attractive villa boasts beautiful kerb appeal from the outset and could not be better situated for its tranquil village setting, without compromising the benefits of an area readily accessible to a nearby motorway link towards the larger City of Perth and to local amenities found within walking distance of this property's doorstep.

This reputable builder has constructed a number of independent, smaller developments throughout Scotland with very high quality fixtures and finishing's fitted throughout each one. McKenzie-Burke Homes Ltd have taken great care in the construction of this detached property and attention to detail is apparent from start to finish with exquisitely-designed accommodation on the inside and attractive stonework externally.

Lounge
23'11" x 20'0" (7.31m x 6.12m)

Dining Kitchen
23'5" x 21'5" (7.16m x 6.53m)

This pristine dining kitchen is incredibly bright and spacious, fitted to the highest of standards with granite worktops and all appliances integrated for easy and modern living. A range cooker will also be installed to perfect the stylish look.

Utility Room
16'2" x 8'9" (4.94m x 2.69m)

Family Room/ Dining Room
20'11" x 19'8" (6.39m x 6.00m)

WC
6'2" x 3'8" (1.88m x 1.13m)

Master Bedroom
19'4" x 14'7" (5.90m x 4.47m)

Master En-Suite
13'0" x 6'8" (3.98m x 2.04m)

Bedroom 2
14'3" x 10'10" (4.36m x 3.31m)

Bedroom 2 En-Suite
9'4" x 5'6" (2.86m x 1.70m)

Bedroom 3
19'8" x 14'11" (6.00m x 4.56m)

Bedroom 4
16'11" x 10'11" (5.18m x 3.35m)

Bedroom 5
16'2" x 11'9" (4.94m x 3.59m)

Family Bathroom
11'5" x 10'8" (3.49m x 3.26m)

Bedroom 6
13'8" x 10'5" (4.17m x 3.19m)

External
Externally this superb family home boasts nothing but open fields to the front and rear, used for arable purposes. This adds to the overall tranquil atmosphere that is so desirable in the village of Murthly. Set on a generous plot the purchaser will enjoy fully enclosed grounds with full planning permission already obtained for a double garage, which the builder is ready to construct upon request. There is ample outside space for parking several cars privately to the front and side in the case that a double garage will not be required by the purchaser.

This impressive home comes to the market in immaculate condition and boasts stunning features such as a solid oak staircase that welcomes you from the double entrance at the front, with wrap-around balcony to the

upper floor and solid oak doors fitted throughout. Growing families will benefit from having walk-in wardrobes and ample storage fitted throughout the house, a feature not commonly found in new build homes.

Viewing is absolutely essential to appreciate the stunning amount of internal and external space on offer in this very special new build home. To arrange your viewing, please contact the Simple Approach Office on 01738 827864 where we can arrange your visit to the property accompanied by ourselves or the builder.

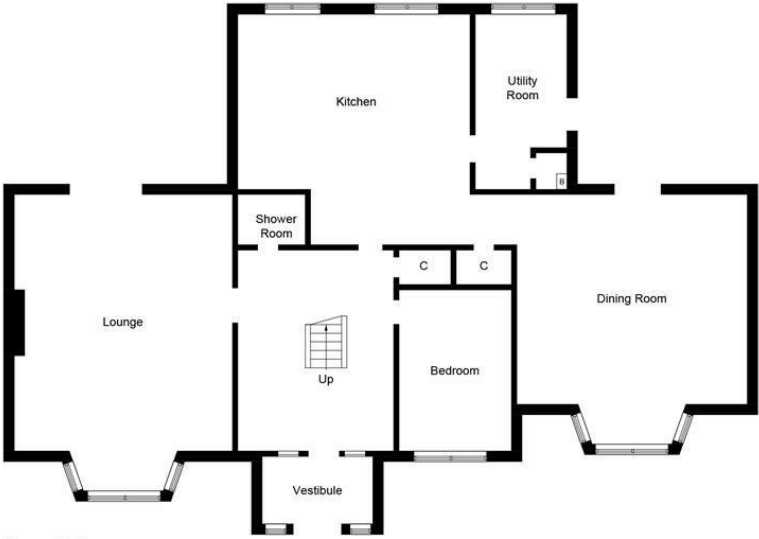
Location
The village of Murthly is sought-after for its very peaceful setting, where there are a variety of houses of different ages and styles throughout the area. Murthly is sought-after for its reputable Primary School as well as its close proximity to the A9 and to all amenities found in Perth just a few miles North. The village itself has a convenience store situated near to this property, as well as a highly-rated modern restaurant just minutes down the road.



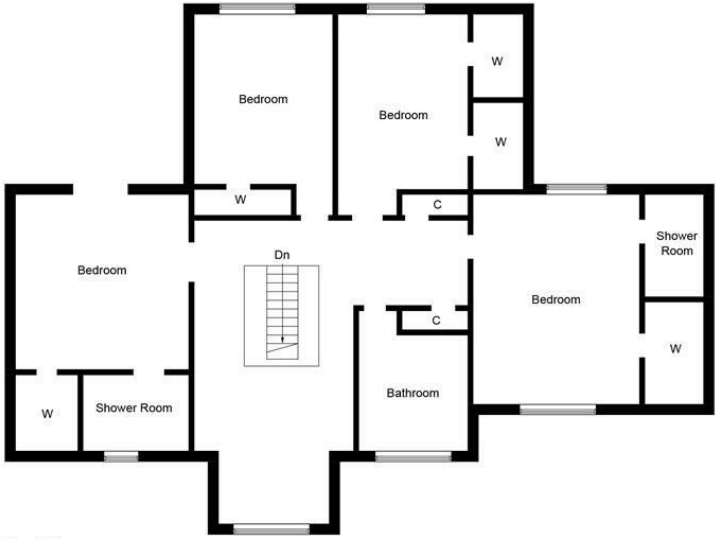


- Out Standing Detached Family Home
- Generous Surrounding Gardens
- HR Valuation £600,000
- Exquisite Quality & Design Throughout
- A Vast Driveway and Large Double Garage
- Stunning Village Location
- Extensive Accommodation Throughout





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(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	95
(81-91) B		
(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		