

Simple Approach



**9 Bleachers Way, Perth  
Perthshire PH1 3NY**

**Offers over £264,950**

Simple Approach are excited to bring to the market this stunning four bedroom detached property in a quiet cul-de-sac in the popular area of Huntingtowerfield to the Perthshire market. Set in the heart of the modern development within this idyllic hamlet of family homes this property could not be better placed for those seeking the benefits of countryside living without falling off the beaten track, as ample amenities lie within very easy reach in all directions. Boasting sought-after features such as its very neutral decoration throughout, gas central heating, double glazing and overall living space across two floors, this property is the ideal purchase for any growing family seeking modern living in a peaceful setting. Externally this property is set on a generous plot and there is a driveway providing off street parking for two cars which provides access to the integrated single garage. This GS Brown Home enjoys high quality hardwood door finishes, skirting boards and bannisters, along with an alarm system, and coving in the main reception rooms, all qualities to be expected from the construction of a renowned local builder. Early viewing is highly recommended as it's close proximity to the A9 junction and Inveralmond Roundabout is sure to make this property popular.

SIMPLE APPROACH ARE CURRENTLY UNABLE TO OFFER INTERNAL ACCOMPANIED VIEWINGS TO OUR PROPERTIES BUT REMAIN ON HAND TO RECEIVE YOUR CALLS AND EMAILS. GET IN TOUCH TO ADD YOUR NAME TO THE VIEWERS LIST FOR THIS PROPERTY WHEN "LOCKDOWN" RESTRICTIONS ARE LIFTED.

**Living Room**

16'11" x 11'3" (5.16 x 3.43)

**Kitchen/Dining Room**

18'8" x 19'7" (5.70 x 5.97)

**Utility**

2.60 x 1.69

**Study**

12'5" x 9'9" (3.81 x 2.99)

**WC**

2'8" x 5'9" (0.83 x 1.77)

**Bathroom**

9'6" x 6'5" (2.92 x 1.96)

**bedroom 1**

13'9" x 9'10" (4.20 x 3.01)

**Ensuite**

5'4" x 4'8" (1.64 x 1.44)

**Bedroom 2**

10'0" x 10'4" (3.05 x 3.17)

**Bedroom 3**

9'8" x 9'0" (2.95 x 2.76)

**Bedroom 4**

9'1" x 9'5" (2.77 x 2.88)

**Garage**

18'10" x 9'10" (5.75 x 3.00)

**Location**

The property is well placed to take advantage of the ample amenities Perth set just a short distance away towards the East. This family home could not be better located for its countryside setting without compromising the benefits of being within minutes of local amenities such as a nearby large supermarket, as well as being within only minutes drive

towards Perth City Centre for all High Street shopping.

**External**

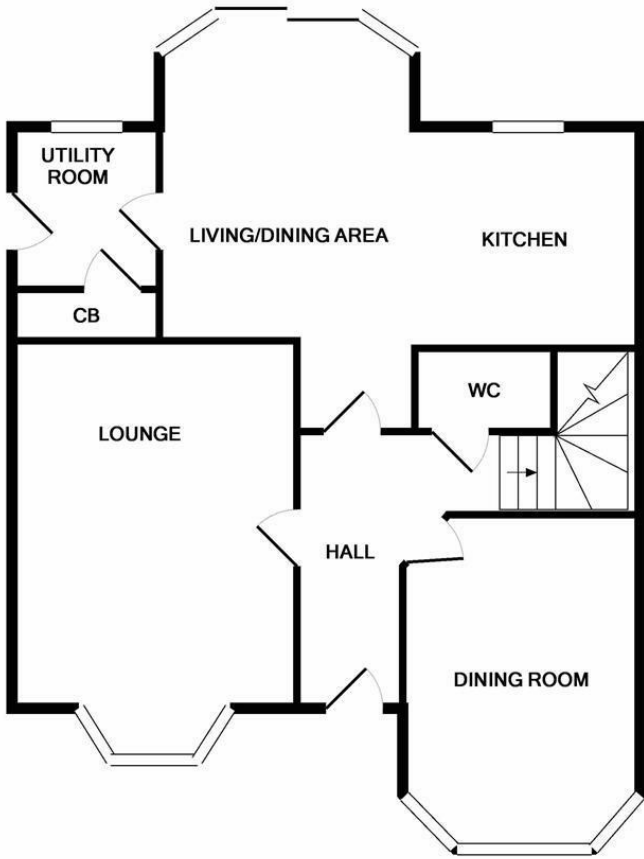
Externally this property boasts drive accommodating and a single garage for further parking where needed with the rear garden being fully enclosed and beautifully maintained by the present owner. The garden has a large range of interesting shrubs, grasses and perennials. There is always something in flower no matter what time of the year it is. The garden has also been featured on Scotland's favourite gardening show on the BBC. It is a haven for wildlife and with the back garden facing a south westerly position it makes a wonderful place to entertain outdoors and enjoy the sunshine.



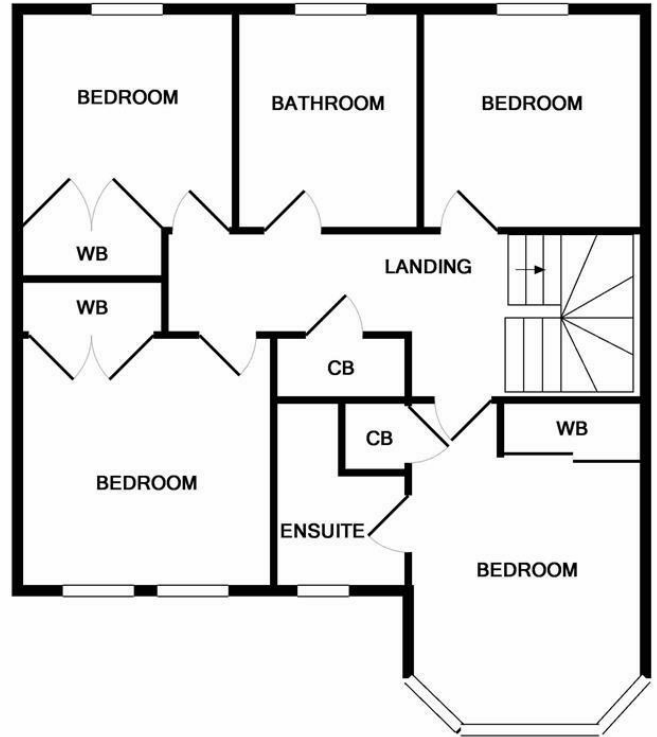


- Bright and Spacious Detached home
- Gas Central heating & Double Glazing
- 4 Large Bedrooms
- Beautifully maintained rear garden
- Garage & Driveway
- Peaceful Location





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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	82
(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		
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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	78
(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		
EU Directive 2002/91/EC		