

Simple Approach



**19 Horse Gage Place, Inchturie
PH14 9PD**

Offers over £264,950

***** CLOSING DATE SET 14th July 12 NOON *****

Simple Approach are delighted to welcome this immaculately presented detached villa on Horse Gage Place to the residential market. Set in the heart of the attractive, modern development on in Inchtute 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 and beautifully maintained grounds to the rear, which only viewing will confirm to the purchaser.

This property could not be better located for its close proximity to the A90, providing quick commuting links to both Perth and Dundee as well as being within minutes of amenities found in the village itself.. To the rear there are uninterrupted arable fields boasting a lovely open view which can be enjoyed from the back garden, offering the perfect spot to lounge in the sunshine.

Living Room
13'8" x 18'0" (4.19m x 5.51m)

Kitchen
19'5" x 9'10" (5.92m x 3.00m)

Dining Room
10'10" x 11'1" (3.30m x 3.38m)

Utility Room
8'4" x 5'11" (2.56m x 1.81m)

Master Bedroom
9'0" x 13'10" (2.75m x 4.22m)

En-Suite
3'10" x 3'10" (1.19m x 1.17m)

Bedroom 2
8'5" x 11'7" (2.57m x 3.55m)

Bedroom 3
9'8" x 6'11" (2.97m x 2.11m)

Bedroom 4
7'11" x 9'1" (2.43m x 2.77m)

Bathroom
6'5" x 6'2" (1.98m x 1.89m)

External

Externally this property benefits from an integrated single garage and a private double driveway to the front, offering parking for up to three cars or for additional storage where needed. To the rear the grounds are fully enclosed on either side and boasts a well maintained lawn and family garden space, with a beautiful, uninterrupted view towards open fields, which only few properties in the development are positioned to enjoy in this modern development.

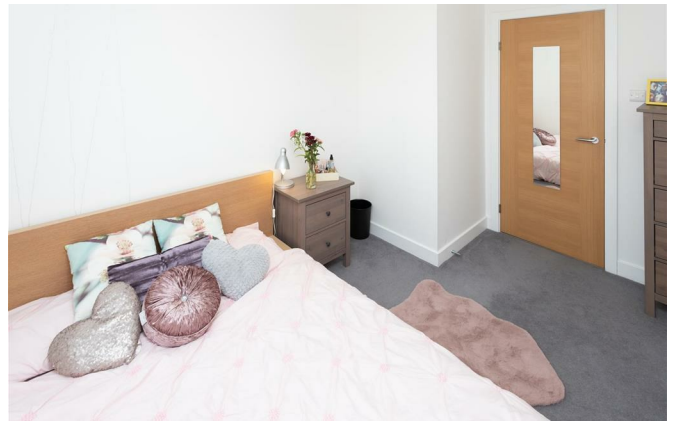
Location

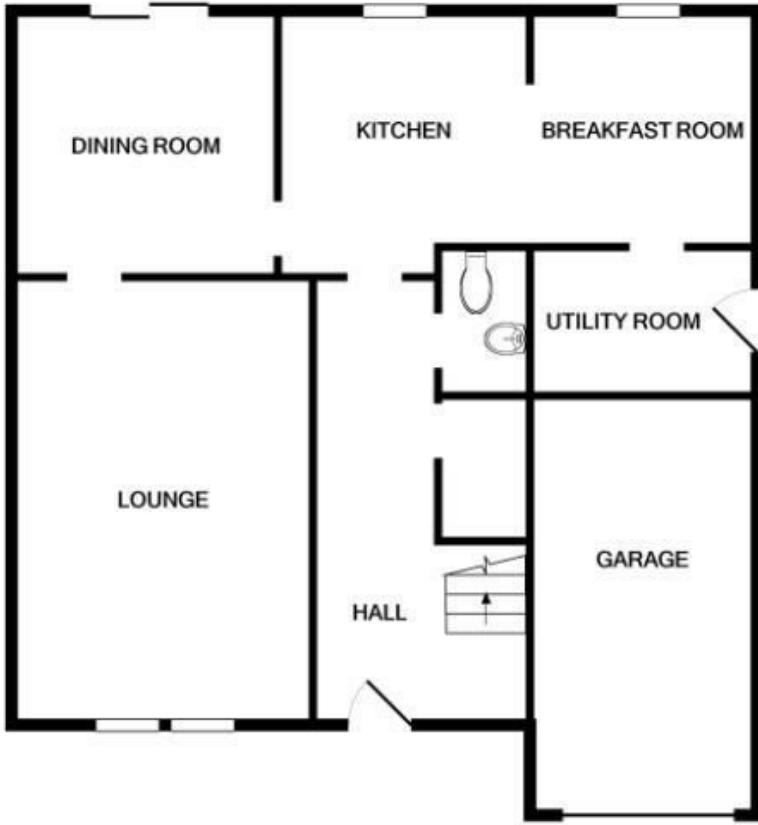
The Village of Inchtute lies around 9 miles from the City of Dundee and around 13 miles East of the City of Perth, so benefits from all High Street shopping and businesses found in both directions. Inchtute is situated across a flyover just minutes away from the A90 which provides quick motorway links to cities found further afield such as Edinburgh, Glasgow & Aberdeen, ideal for the commuter. Locally this community enjoys two shops, a post office, hotel and a reputable primary school to name just a few and offers locals easy, modern living without compromising the benefits of a tranquil, semi-rural setting.





- Stunning Detached Family Home
- Modern Build Within NHBC Period
- Gas Central Heating & UPVC Double Glazing
- Lovely Open Aspect to Rear from Well Maintained Gardens
- Integrated Single Garage & Double Driveway
- Idyllic Village Location
- ***** CLOSING DATE SET 14th July 12 NOON *****





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		89
(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		88
(81-91) B	80	
(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	