

Simple Approach



Estate Agents



10 KITE WAY, PERTH



10 Kite Way, Perth  
PH1 5FU

Offers over £184,950

Simple Approach are delighted to welcome this immaculately presented semi-detached villa on Kite Way to the residential market. Set in the heart of the almost brand new Urban Living Development just off of the Dunkeld Road, this pristine property is in beautiful condition throughout and due to its recent construction remains well within its NHBC period. This stunning property is the ideal 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, with a few recent additions and alterations put in place by the present owner which makes this one-of-a-kind. Comprising; a bright and spacious lounge with detachable electric fireplace (can be removed or can stay), a stunning, stylish kitchen with integrated appliances and ample space for family dining, a recently installed ground floor bathroom with gorgeous finishings and decor, three bedrooms on the upper floor as well as a final family bathroom all having little use and remaining at an excellent standard throughout. 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 to the side and beautifully maintained grounds to the rear, which only viewing will confirm to the purchaser.

**Lounge**

14'5" x 11'10" (4.4m x 3.63m)

**Kitchen**

15'5" x 9'4" (4.71m x 2.85m )

The kitchen offers an integrated oven, hob, dishwasher and washing machine- ideal for any first time buyer looking to move right in to their first family home.

**Bathroom (Ground Floor)**

8'1" x 7'1" (2.48m x 2.16m)

**Bedroom 1**

10'11" x 6'8" (3.34m x 2.05m)

**Bedroom 2**

15'5" x 8'5" (4.72m x 2.57m )

**Bedroom 3**

8'5" x 13'1" (2.59m x 4.01m)

**Bathroom (Upper Floor)**

8'0" x 6'10" (2.44m x 2.09m)

**External**

This property is known to be set on one of the largest plots within the modern development and boasts excellent kerb appeal from the outset, with beautiful stonework and an idyllic position on the street. To the side there is a private driveway area allowing ample parking, as well as a fully enclosed and very well maintained family garden to the rear which the seller has landscaped to boast an elevated childrens play area (jungle gym can be included in sale). The grounds to the back are generous in size and offer a lovely family garden space for entertaining in the summer months, and the garden shed is fully powered by the house for use as a workshop or space for electronic kitchen appliances.

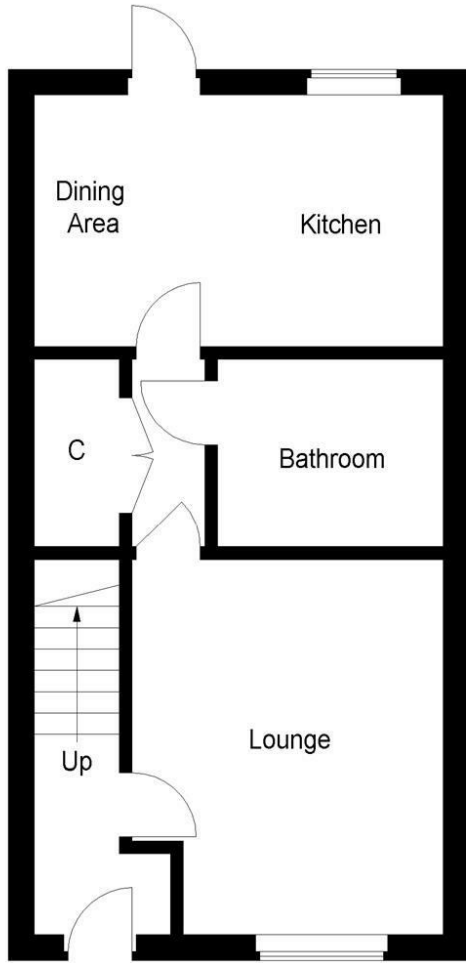
**Location**



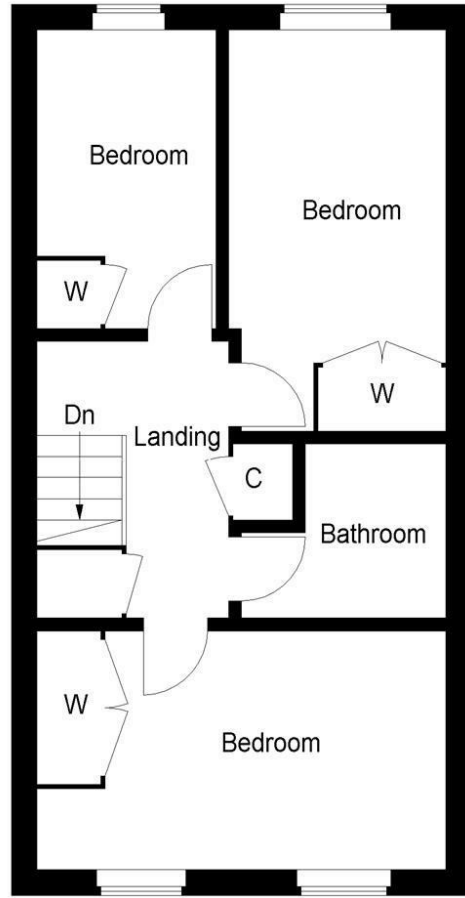


- Stunning Semi-Detached House
- Three Bedrooms on Upper Floor
- No Through Road with No Passing Traffic
- Nearly New Build With Beautiful Fixtures & Finishings
- Largest Plot in Development with Landscaped Family Garden to Rear
- Addition of Ground Floor Bathroom By Current Owners
- Ample Private Parking to the Side and Driveway to the Front of The Property.

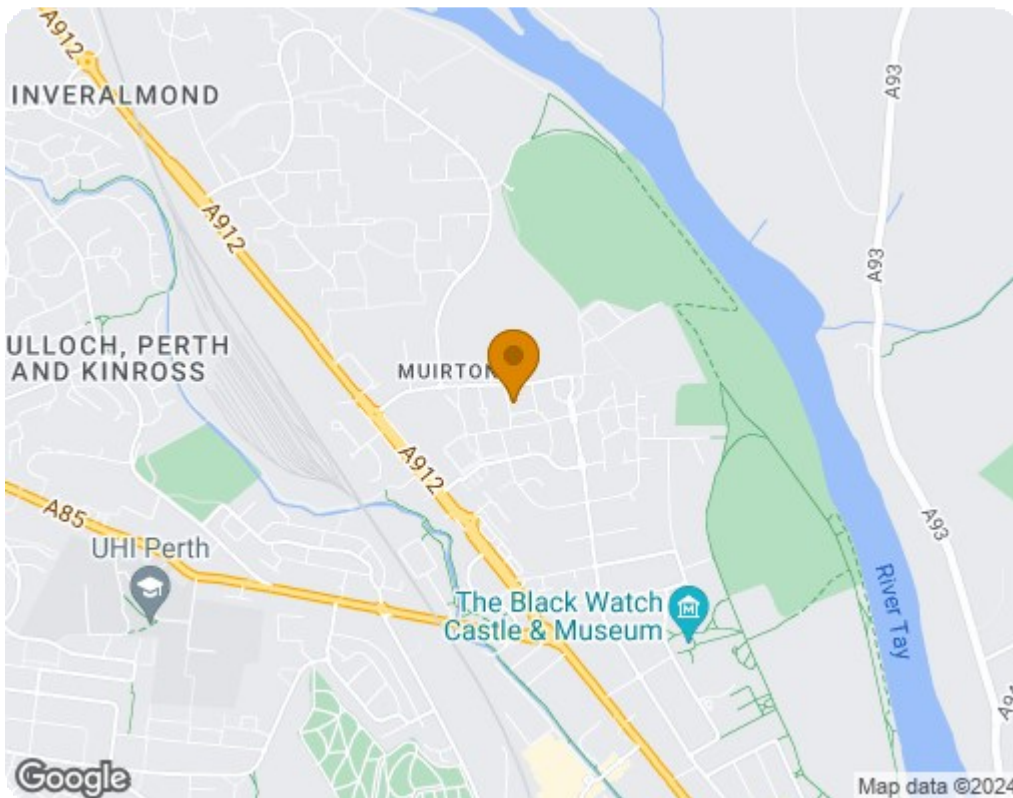




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>87</b>	<b>88</b>
(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>		
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>	<b>88</b>	<b>89</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		