

Simple Approach



69 Orchard Way, Inchturre
PH14 9QB

Offers over £184,950

Simple Approach are delighted to welcome this immaculately presented semi-detached house set in the heart of the stunning modern development on Orchard Way within the Village of Inchtute development to the market. This beautiful family home comes to the market in excellent condition throughout, having been well maintained by the present owner, creating the ideal home who seek the benefits of a comfortable, warm and welcoming home with all fixtures and finishings in place.. Comprising; a warm and inviting lounge with ample natural light flooding the property, a contemporary dining kitchen, a ground floor W.C, two double bedrooms with integrated wardrobes and master en-suite shower room, a further large single bedroom and a modern family bathroom with stylish shower over bath facility. This type of property due to its excellent cul-de-sac location and overall move-in condition is suited a wide range of purchasers such as first time buyers, families and those seeking the benefits of a fairly new build property, set within a peaceful countryside Village within easy commuting distance to both Perth & Dundee. Viewing is essential to appreciate the overall space and quality of property on offer, as well as the idyllic location and attractive development that surrounds this gorgeous house.

Lounge

13'7" x 16'0" (4.15 x 4.9)

Kitchen

17'0" x 9'2" (5.19 x 2.81)

Master Bedroom

11'1" x 9'7" (3.38 x 2.93)

Master En-Suite

5'6" x 6'7" (1.7 x 2.03)

Bedroom 2

9'1" x 12'9" (2.78 x 3.91)

Bedroom 3

7'6" x 9'5" (2.31 x 2.89)

Family Bathroom

7'1" x 6'3" (2.16 x 1.92)

WC

3'1" x 6'5" (0.95 x 1.96)

External

This property boasts excellent kerb appeal from the outset, with beautiful stonework and an idyllic position on the street. To the front there is a private driveway allowing ample off-street parking to the purchaser. To the rear there is a fully enclosed and very well maintained family garden which has been beautifully landscaped to boast a slightly elevated deck area perfectly situated to the bottom for ultimate sunshine exposure, the ideal spot to entertain in the summer months.

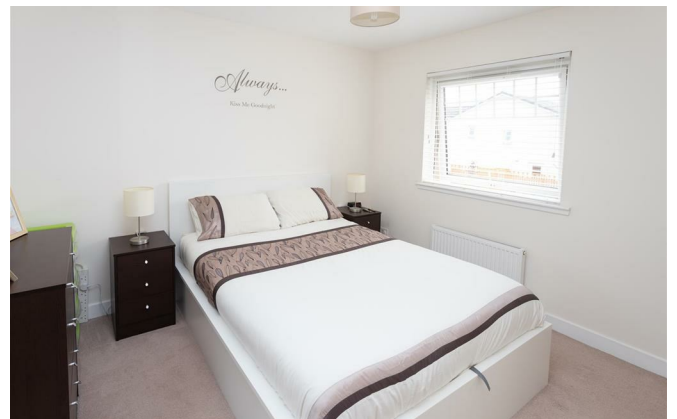
Location

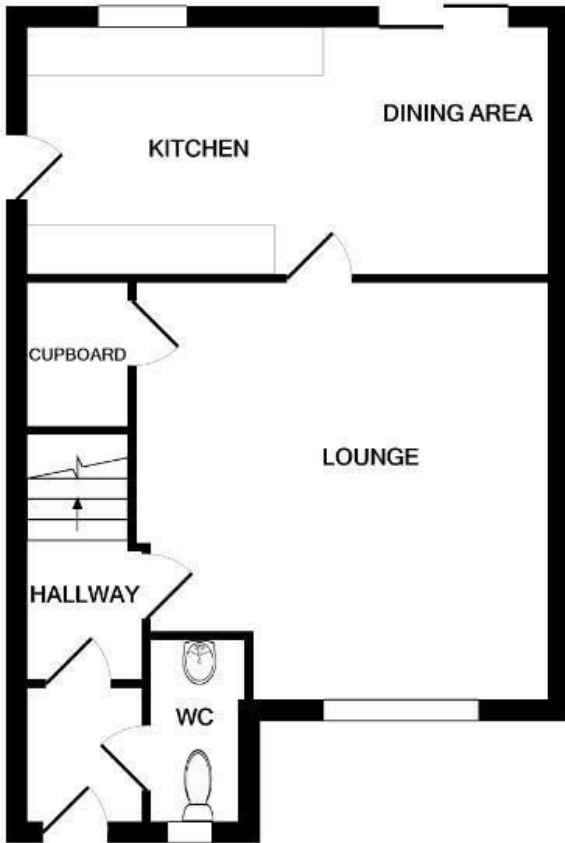
The village of Inchtute lies around 9 miles from the City of Dundee and around 13 miles East of the City of Perth, so benefits from all High Street shopping and businesses found in both directions. Inchtute is situated across a flyover just minutes away from the A90 which provides quick motorway links 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.



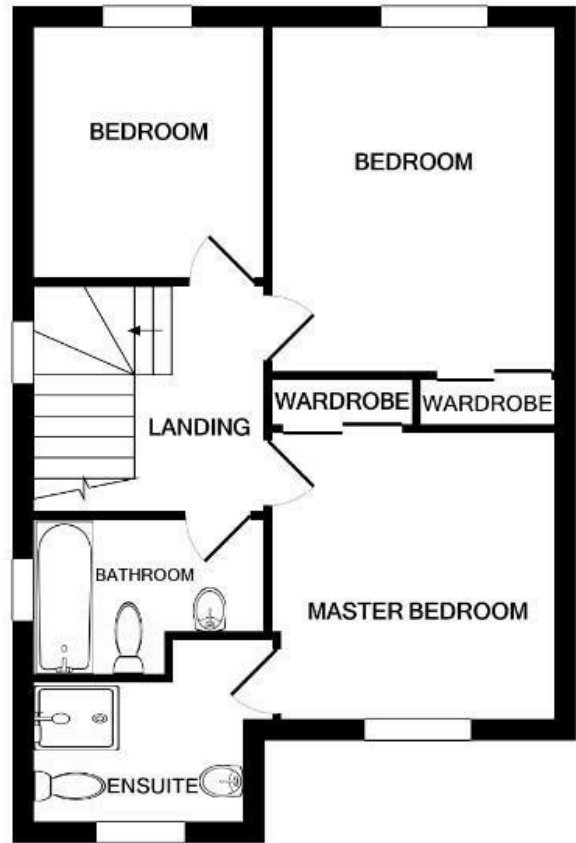


- Beautifully Presented Semi-Detached House
- Private Driveway to Front
- Three Bedrooms with Master En-Suite
- Enclosed Family Gardens to Rear
- Gas Central Heating & Double Glazing
- Stunning Location within Easy Reach of Perth & Dundee





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			90
(81-91) B		79	
(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			90
(81-91) B		79	
(69-80) C			
(55-68) D			
(39-54) E			
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