

Simple Approach



Estate Agents



33 Kirkton Road, Perth
Perthshire PH2 0AF

Offers over £194,950

Simple Approach are delighted to welcome this immaculately presented end-terrace house set in the heart of the stunning modern development of Bellways Charlotte Gate Perth market. This beautiful family home comes to the market in brand new condition throughout, having never been occupied by the first and present owner, ideal for those who seek the benefits of a comfortable, warm and welcoming home with all fixtures and finishings in place which offers vacant possession to the purchaser. Comprising; a front-facing lounge with ample natural light flooding the property, a contemporary dining kitchen with some integrated appliances which have never been used, a ground floor W.C, two double bedrooms one with integrated wardrobes and master en-suite shower room, a further large single bedroom and a modern family bathroom with bath and separate shower all absolutely pristine with tasteful decoration and high quality fixtures on offer. This type of property is rare addition to the market given its circumstances where a wide range of purchasers such as first time buyers, families and those seeking the benefits of a brand new build property can take full advantage without having to wait for construction to be completed. 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.

15'6" x 13'5" (4.74 x 4.09)

Dining Kitchen

17'1" x 8'9" (5.23 x 2.69)

Master Bedroom

9'11" x 10'2" (3.04 x 3.1)

Master En-Suite

5'0" x 10'4" (1.53 x 3.15)

Bedroom 2

10'11" x 7'0" (3.35 x 2.14)

Bedroom 3

10'4" x 8'11" (3.16 x 2.73)

Family Bathroom

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

WC

7'1" x 3'2" (2.17 x 0.99)

This property 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 allowing ample parking, as well as a fully enclosed and very well maintained family garden to the rear. The grounds to the back have been landscaped to create a lovely family garden space for entertaining in the summer months.

Location

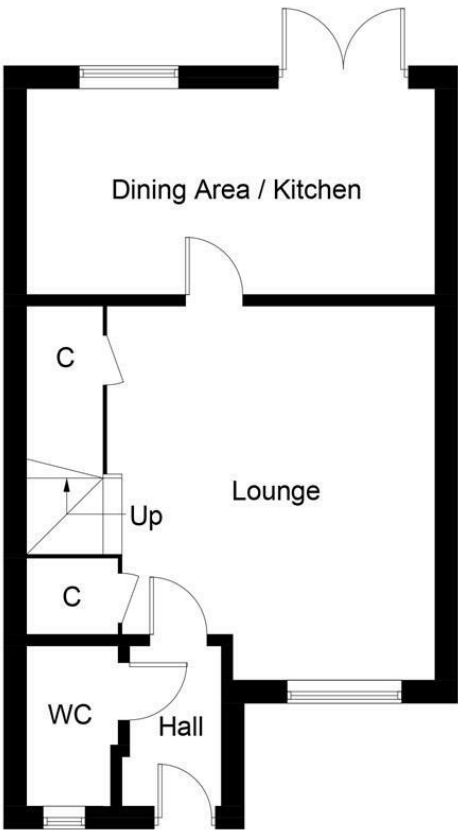
Set in the heart of the modern Charlotte Gate development just off the Glasgow Road on the outskirts of Perth, this property benefits from a variety of amenities such as nearby shops, restaurants, two reputable primary schools and two sought-after secondary schools and is only a five minute drive to the City Centre of Perth and all its High Street amenities. There is a variety of woodland and parks to enjoy within easy reach of this property and is ideally placed for access to the Broxden Roundabout for quick links to larger Cities such as Dundee, Edinburgh and Glasgow- ideal for the commuter.



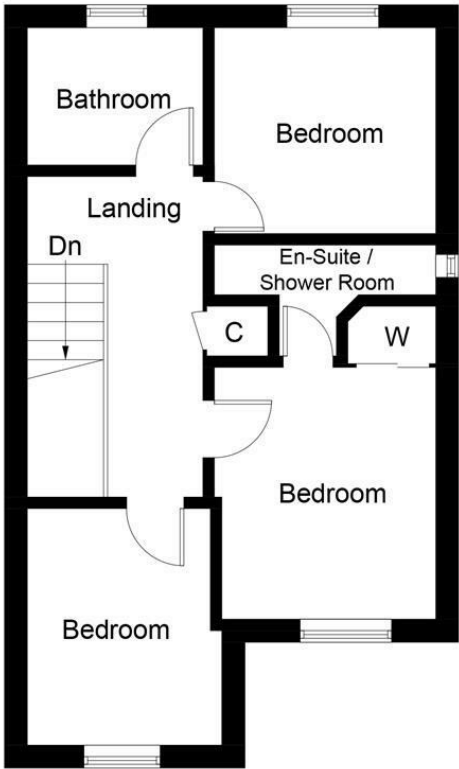


- Outstanding End-Terraced House
- Ample Parking Available
- Vacant Possession Available
- Brand New Build- Never Been Occupied
- Gas Central Heating & UPVC Double Glazing
- Three Double Bedrooms
- High Quality Fixtures & Finishings in Place





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	83
(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	92
(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		