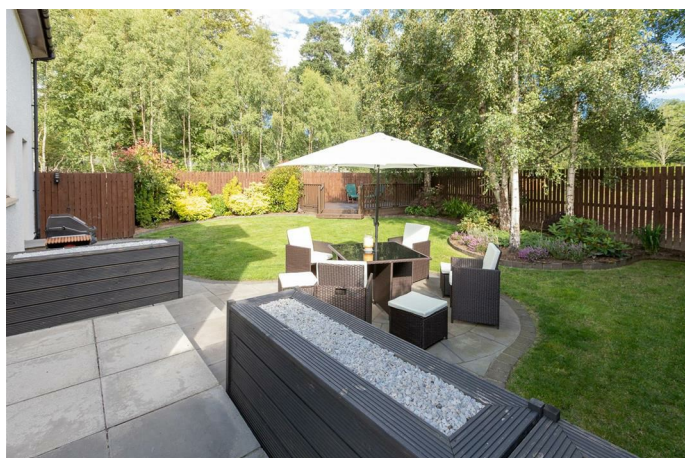


Simple Approach



**The Birches , Murthly  
Perthshire PH1 4HF**

**Offers over £264,950**

\*\*\*\*\*CLOSING DATE SET FOR FRIDAY 23RD OCTOBER\*\*\*\*\*

Simple Approach are delighted to welcome this magnificent modern family home in the stunning village of Murthly to the Perthshire market. This outstanding property has been finished to the highest of standards boasting beautiful quality, contemporary style, and luxury throughout each generously proportioned living space. This four-bedroom property comprises of a deluxe modern kitchen with integrated compliance's and a separate utility room, as well as an open plan dining area flowing into a large lounge, bedroom, and WC. Upstairs you can find three double bedrooms all with fitted wardrobes, and a show home standard wet room en-suite accompanying the master. The family bathroom is fitted with both a shower and separate jacuzzi bath. This property plot is truly outstanding with the privacy of woodland allowing you to reap the benefits of the beautifully kept patio/decking and grassed areas. The purchaser of this property will benefit from owning a unique home, neutral decoration from top to bottom. Setting itself apart from other homes on the open market, this property will appeal from the outset and could not be better situated for its tranquil village setting, without compromising the benefits of an area readily accessible to a nearby motorway link towards the larger City of Perth and to local amenities found within walking distance of this property's doorstep.

## Living Room

13'1" x 14'0" (4.01 x 4.28)

## Kitchen/Dining Room

24'2" x 13'0" (7.38 x 3.98)

## Utility Room

6'11" x 10'1" (2.11 x 3.08)

## Down Stair W/C

4'9" x 10'5" (1.46 x 3.18)

## Bathroom

9'1" x 9'1" (2.77 x 2.78)

## Office

10'4" x 8'2" (3.17 x 2.50)

## Landing

18'0" x 7'3" (5.50 x 2.21)

## Bedroom 1

13'2" x 11'6" (4.03 x 3.52)

## Bedroom 2

13'4" x 11'9" (4.07 x 3.59)

## Main Bedroom

15'6" x 10'5" (4.74 x 3.18)

## En-Suite

9'0" x 9'0" (2.75 x 2.75)

## Location

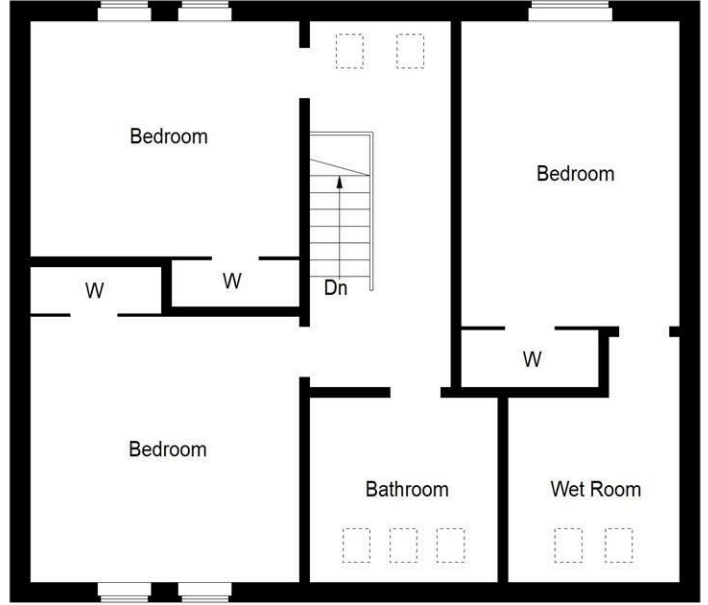
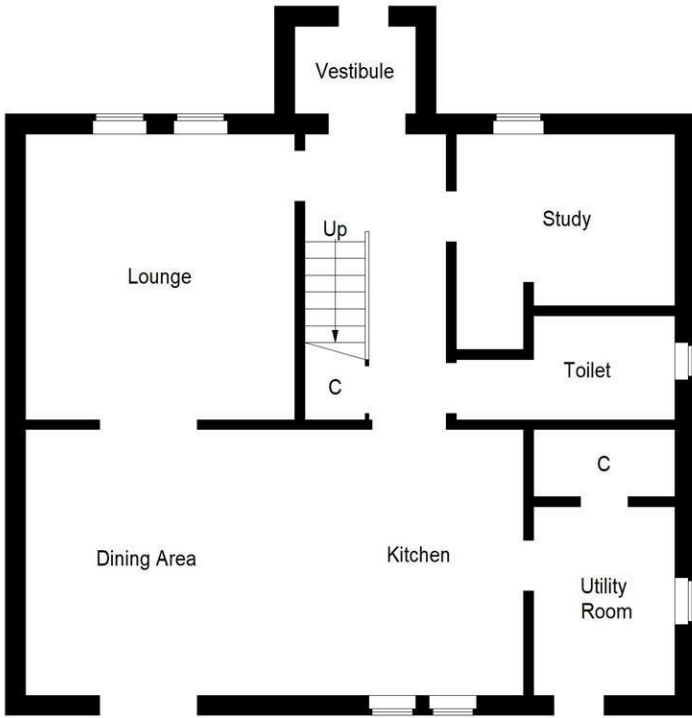
The village of Murthly is sought-after for its reputable primary school and its very peaceful setting, where there are a variety of houses of different ages and styles throughout the area. Murthly is located within proximity to the A9 and to all amenities found in Perth just a few miles south. The village itself has a convenience store situated near to this property, as well as a highly- rated modern restaurant and bar just a minute walk along the road.





- Stunning Four Bed Detached House
- Hidden Gem Master En-Suite
- Large Drive/Private Parking
- Large Modern Open Plan Kitchen/Dining Room
- Well Maintained, Enclosed Family Garden to The Rear
- \*\*\*\*\*CLOSING DATE SET FOR FRIDAY 23RD OCTOBER\*\*\*\*\*
- Move-in Condition Throughout
- Bright and Spacious Show Room Condition





Ground Floor

First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>Scotland</b>		EU Directive 2002/91/EC