

Simple Approach



Estate Agents



**15 Mailer Way, Perth
Perthshire PH2 0GE**

Offers over £257,000

Simple Approach are delighted to welcome this immaculately presented detached two-story villa on Mailer Way to the residential market. Set in the heart of the almost brand-new Bellway Charlotte Gate development on Glasgow Road this pristine property is in beautiful condition throughout. This sizeable property is the ideal purchase for any growing family looking for a home with modern, tasteful decoration and high quality fixtures and finishing's present throughout each generously-proportioned living space. Comprising; a bright and spacious living room with ample space for family dining, a stunning fully-fitted kitchen with integrated appliances, a ground floor WC, three good-sized double bedrooms with stylish master en-suite, This property offers contemporary style and luxury 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.

Livingroom

22'9" x 15'8" (6.94 x 4.78)

Kitchen

12'4" x 10'7" (3.78 x 3.24)

w/c

7'1" x 3'6" (2.18 x 1.08)

Bedroom 1

11'6" x 8'5" (3.51 x 2.57)

Bedroom 2

8'4" x 12'4" (2.56 x 3.76)

Bedroom 3 (master)

12'0" x 12'4" (3.68 x 3.77)

En Suite

7'1" x 4'8" (2.17 x 1.43)

Bathroom

6'3" x 7'1" (1.92 x 2.18)

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.

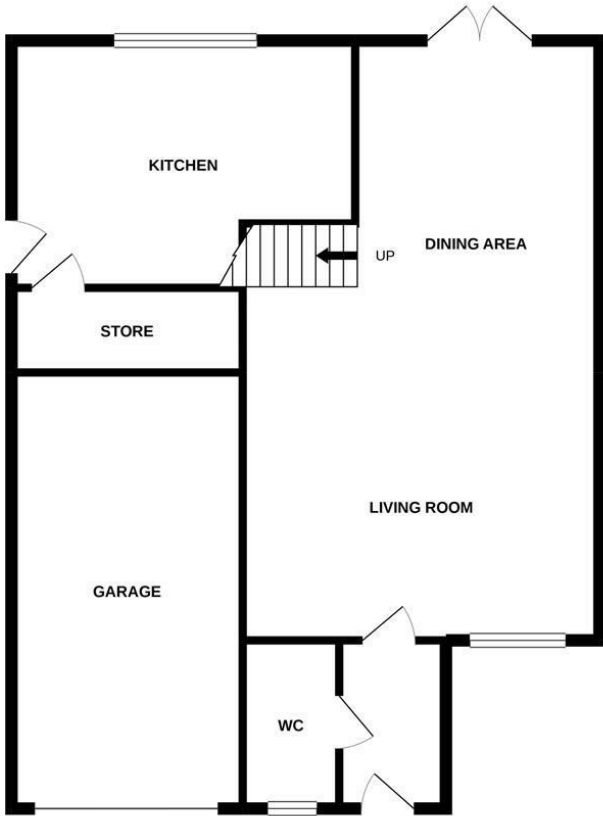




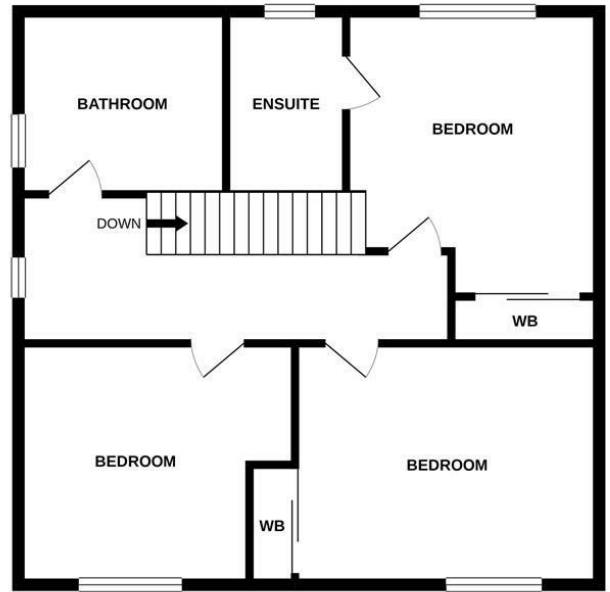
- Three Sizable Bedrooms with Stylish Master En-Suite
- Private Driveway And Garage
- Stunning Detached Family Home
- Sizeable Garden Grounds to Rear
- Contemporary Kitchen & Bathroom Fittings
- Gas Central Heating & UPVC Double Glazing



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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			91
(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			91
(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	