

Simple Approach



Estate Agents



**7 Rossie Park Drive, Perth
Perthshire PH14 9RT**

Offers over £213,000

Simple Approach are pleased to welcome this immaculately presented semi-detached house on Rossie Park Drive to the residential market. Set in a highly sought after location, this pristine property is in excellent move in condition throughout and has been decorated with great contemporary style. This stunning home is the ideal purchase for any growing family looking for a home with modern and tasteful design through each generously proportioned living space. Compromising; a welcoming hallway leading to the bright and spacious lounge with ceiling to floor front facing window allowing plentiful natural light to flood the room, a modern, open plan kitchen diner with stunning sliding patio doors leading out to the fully enclosed rear garden. The property enjoys three generous bedrooms and a fresh white family shower room. This property offers contemporary style 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. The property further benefits from modern comforts such as gas central heating, double glazing, a privately owned garage and driveway. Viewing is essential to appreciate the excellent location and stunning property on offer.

Lounge

12'0" x 15'2" (3.67 x 4.64)

Kitchen

16'6" x 11'3" (5.04 x 3.43)

Entrance Hallway

20'11" x 4'2" (6.38 x 1.28)

Bedroom

13'5" x 9'4" (4.09 x 2.85)

Bedroom

9'4" x 13'1" (2.86 x 4.01)

Bedroom

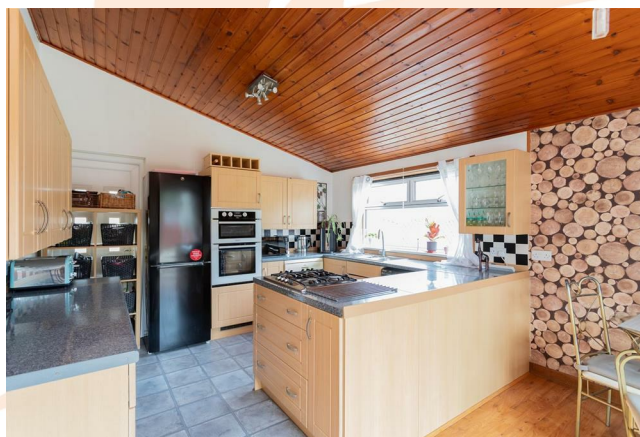
7'8" x 11'6" (2.35 x 3.51)

Bathroom

7'6" x 4'8" (2.30 x 1.43)

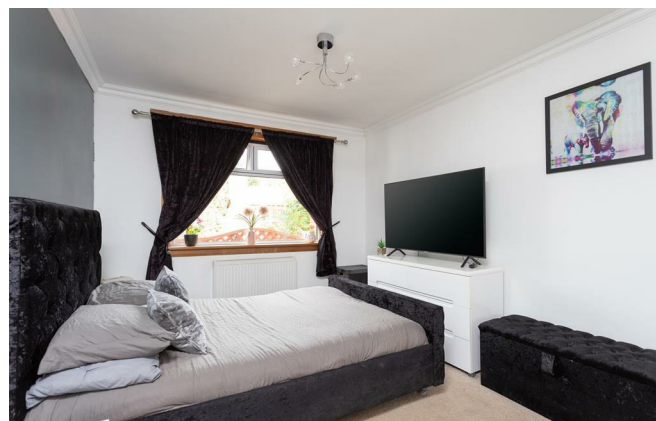
Location

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
- Three Generous Bedrooms
- Excellent Move In Condition
- Bright And Spacious Lounge
- Privately Owned Garage And Drive
- Gas Central Heating and Double Glazing
- Sizable, Well Maintained Rear Garden



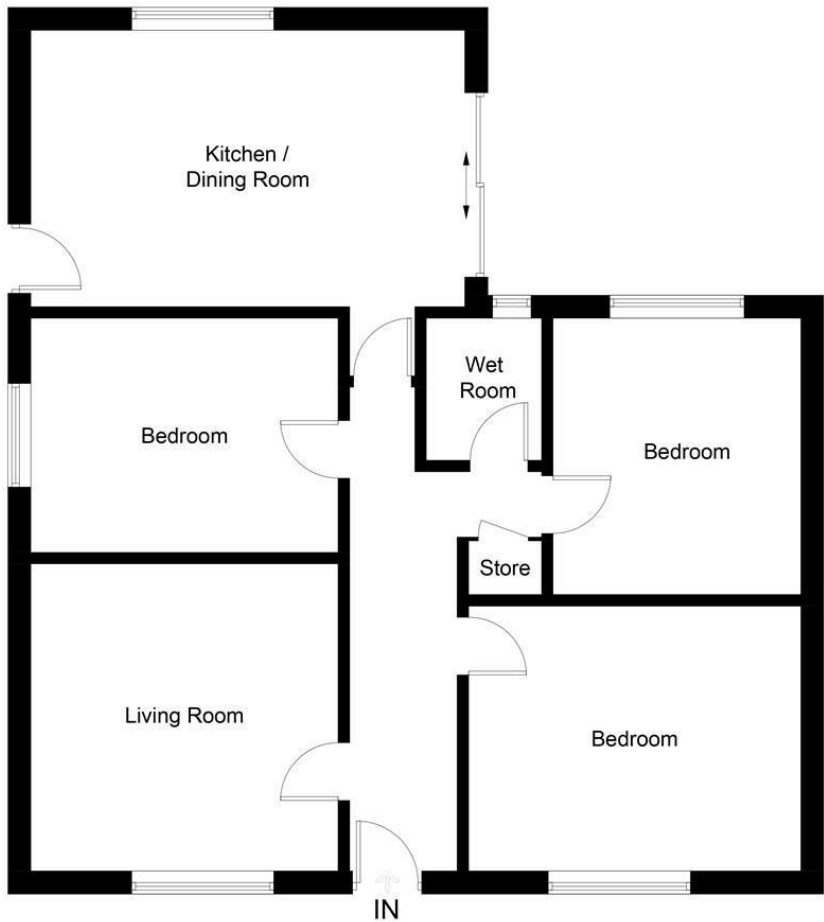
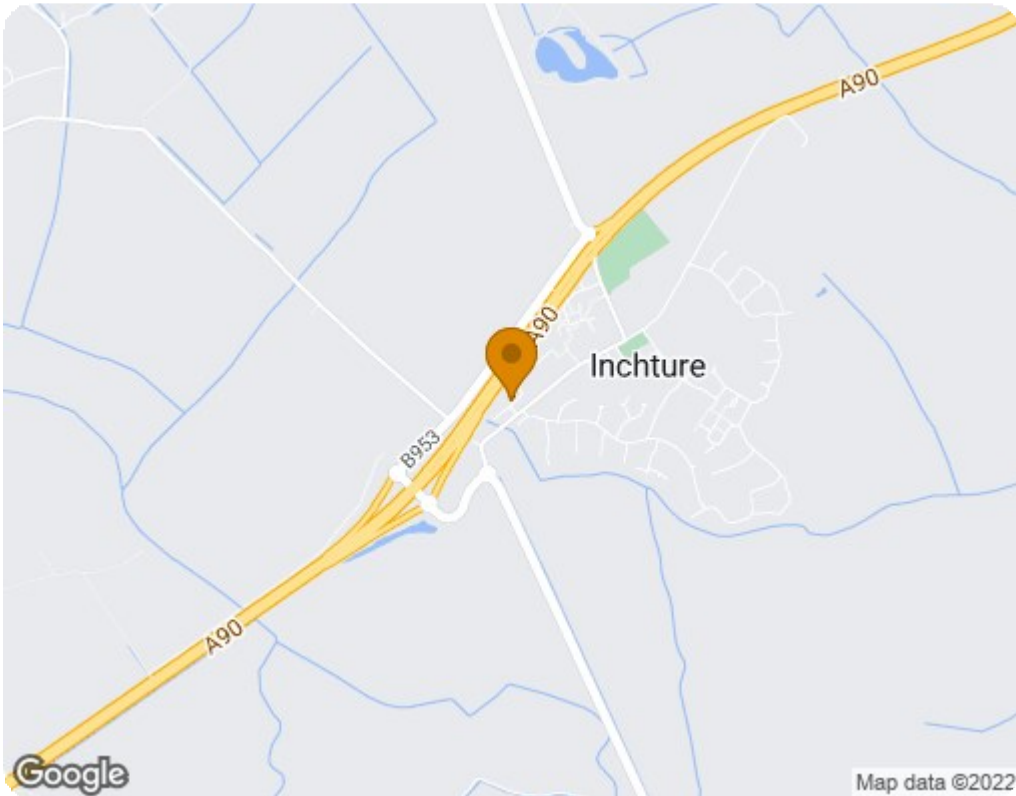


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID850046)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	70	
(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		82
(81-91) B		
(69-80) C	67	
(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		