

Simple Approach



41 Brocks Road, Perth
Perthshire PH2 0GD

Offers over £281,995

Simple Approach are delighted to welcome this immaculately presented detached two-story villa on Brocks Road 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 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, single garage and beautifully maintained grounds to the rear, which only viewing will confirm to the purchaser.

Lounge/Dining Room

22'4" x 15'1" (6.83 x 4.62)

Entrance Vestibule

7'4" x 3'11" (2.25 x 1.20)

Kitchen

10'2" x 12'0" (3.12 x 3.66)

w/c

3'1" x 2'6" (0.96 x 0.77)

Bedroom

10'3" x 12'1" (3.13 x 3.70)

Ensuite

4'4" x 6'9" (1.33 x 2.06)

Bedroom

8'0" x 11'11" (2.44 x 3.64)

Bedroom

7'11" x 8'10" (2.42 x 2.70)

Bathroom

6'9" x 5'10" (2.07 x 1.80)

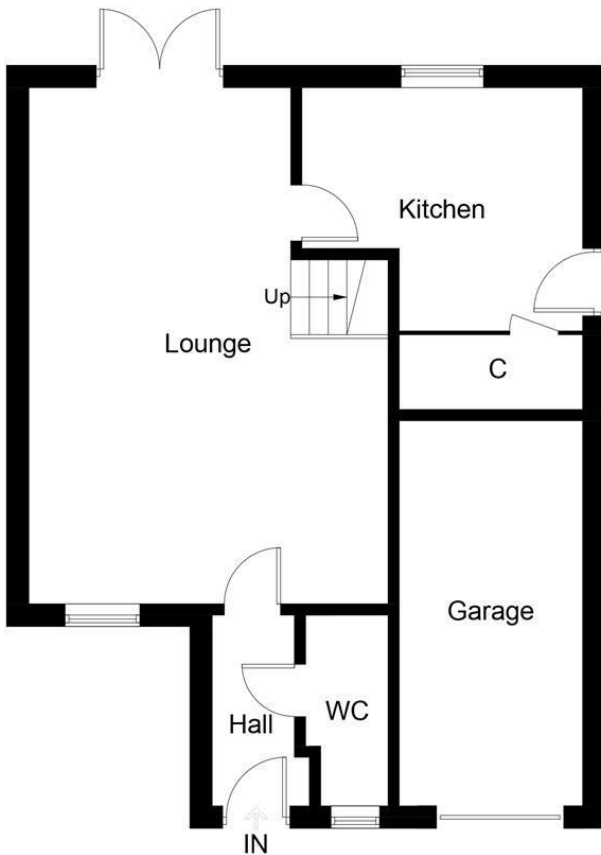




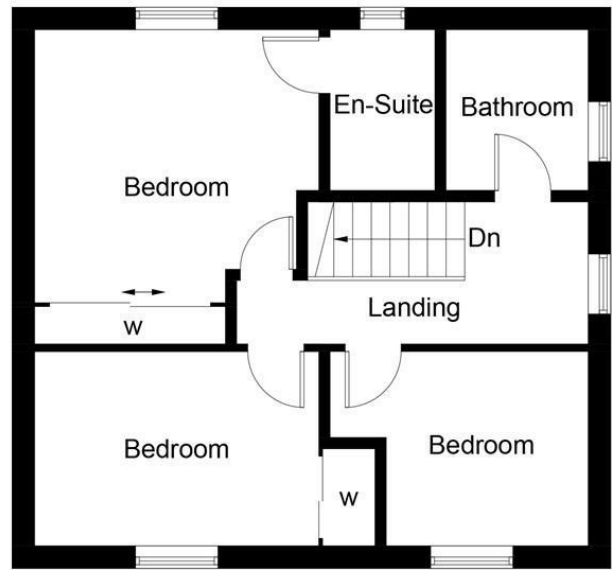
- Three Bedroom, Family Home
- Highly Sought After Location
- Gas Central Heating and Double Glazing
- Private Driveway and Single Garage
- Master En-Suite
- Fully Enclosed Rear Garden



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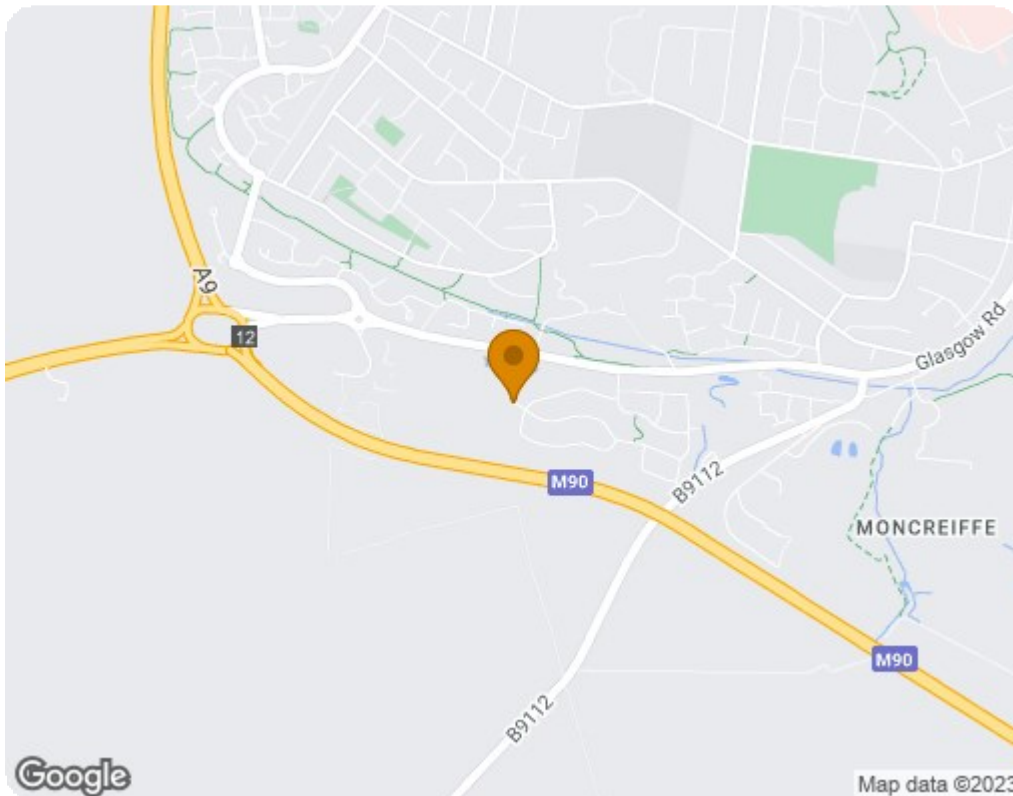


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID916105)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	90	91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Scotland		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	89	90
(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		
EU Directive 2002/91/EC		
Scotland		