



4467 Housing Development, Birnam Wood Way, Wolfhill

BW02



Site Lavout Plan



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**2 New House Birnam Wood Way, Wolfhill  
 Perthshire PH2 6TH**

**Fixed asking price £249,950**

\*\*\*STAMP DUTY PAID\*\*\*- The building work has now commenced with full planning permission in place.

Simple Approach are delighted to welcome to the market this absolutely outstanding link-detached bungalow on Birnam Wood Way to the Perthshire market. Set in the heart of the beautiful hamlet of Wolfhill between Blairgowrie and Perth without compromising locality to amenities found close to hand in either direction. This stunning property is to be of the highest quality once construction is complete in the coming weeks and as this family home has been designed and constructed by an independent builder, potential buyers are offered the very unique opportunity to purchase a new build bungalow with the added benefit of being able to decide on the interiors if reserved early, including the potential for a bespoke dining kitchen, hardwood doors, bathroom furniture and overall internal decoration. This particular area has been in high demand in recent years due to its idyllic semi-rural village setting and boasts a lovely mix of family homes all of different styles, sizes and construction with excellent kerb appeal from the outset.

### Enquire

This reputable builder has constructed a number of independent, smaller developments throughout Scotland with very high quality fixtures and finishings fitted throughout each one. Mckenzie-Burke Homes Ltds have taken great care in the construction of this link-detached development is set to be popular. The property is currently under construction with full plans and architects drawings made available on this listing. For further information or for a more detailed description of the completed item please call the Simple Approach Office and arrangements can be made for you to visit the site and potentially meet with the builder to discuss next steps.

### Location

The small village of Wolfhill is based just 10 minutes outside the City of Perth and 10 minutes from the smaller Town of Blairgowrie, where a host of amenities can be found such as High Street shops and reputable schooling. A collection of houses all of different sizes, ages and construction nestle beautifully within the immediate area, creating a small community of its own.

For the commuter, the major Cities of Dundee & Perth are both situated within short driving distance away as are the motorway links towards larger Cities for those requiring easy access to Inverness, Aberdeen and Edinburgh.





- Beautifully Presented Link-Detached Bungalow
- New Build Property Sold Off Plan
- STAMP DUTY PAID
- LPG Central Heating & UPBV Double Glazing
- Picturesque Countryside Location
- BUILDING WORK NOW COMMENCED
- Opportunity to Select Own Fixtures & Finishings
- Private Attached Garage & Monobloc Driveway

