

Simple Approach



**80 Orchard Way, Perth  
PH14 9QB**

**Offers over £237,995**

Simple Approach are delighted to welcome this immaculately presented detached house set in the heart of the stunning modern development on Orchard Way within the Village of Inchtute development to the market. This beautiful family home comes to the market in excellent condition throughout, having been well maintained by the present owner, creating the ideal home for those who seek the benefits of a comfortable, warm and welcoming home in fantastic move in condition. This lovely home comprises; a bright and very spacious lounge with front facing windows, a modern fitted kitchen, open plan dining room and a downstairs WC. Across the first floor the property enjoys three generous bedrooms, two of which have fitted storage space and a master ensuite shower room, a chic family bathroom completes this lovely family home. Externally this property benefits from having a large, well maintained rear garden, a private driveway and a garage conversion for extra living space. This type of property due to its excellent cul-de-sac location and overall move-in condition is suited a wide range of purchasers such as first time buyers, families and those seeking the benefits of a fairly new build property, set within a peaceful countryside Village within easy commuting distance to both Perth & Dundee. Viewing is essential to appreciate the overall space and quality of property on offer, as well as the idyllic location and attractive development that surrounds this gorgeous house.

### Lounge

13'3" x 16'0" (4.05 x 4.88)

### Kitchen

8'11" x 16'7" (2.74 x 5.08)

### w/c

2'9" x 6'4" (0.84 x 1.95)

### Bedroom

7'3" x 9'1" (2.22 x 2.78)

### Bedroom

8'8" x 12'2" (2.65 x 3.72)

### Bedroom

9'4" x 10'7" (2.85 x 3.25)

### Ensuite

6'2" x 7'3" (1.90 x 2.21)

### Bathroom

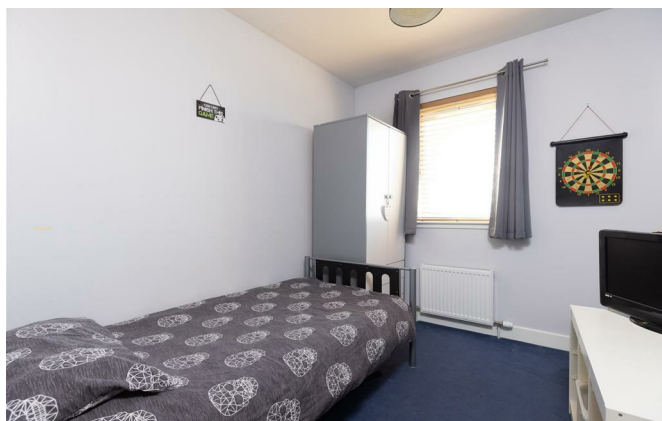
5'10" x 6'7" (1.78 x 2.02)



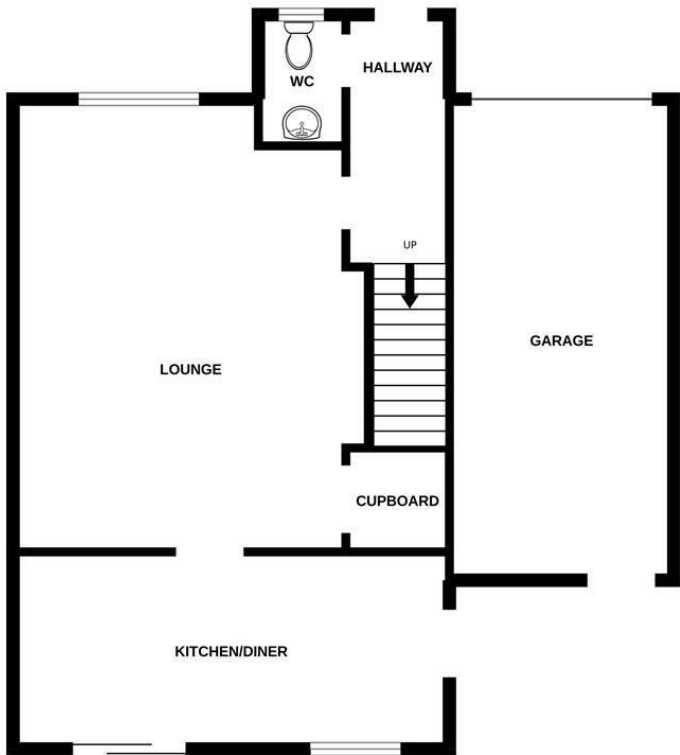




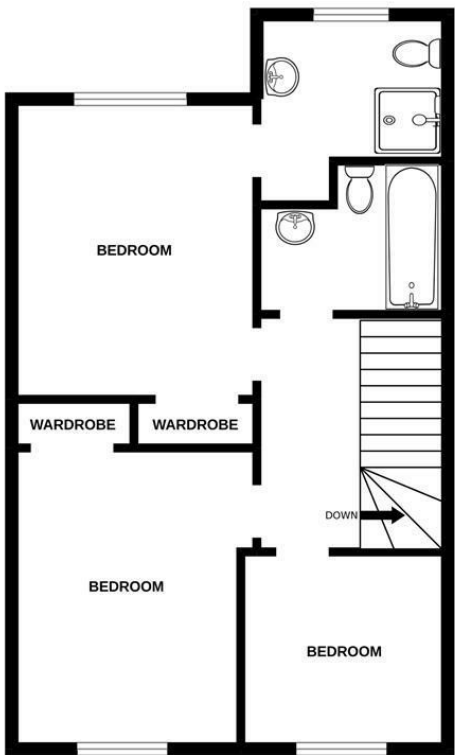
- Beautiful Detached Family Home
- Three Generous Bedrooms (Master Ensuite)
- Desirable Location
- Modern Fitted Kitchen
- Bright And Spacious Lounge
- Converted Garage
- Gas Central Heating & Double Glazing
- Very Well Presented Throughout



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		90
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		89
(81-91) B	79	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		