

Simple Approach



**16 Robb Place, Perth  
Perthshire PH2 0GB**

**Offers over £233,000**



Simple Approach are delighted to welcome this immaculately presented semi-detached villa on Robb Place 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 and due to its recent construction in 2017 remains well within its NHBC period. This sizeable property is the ideal purchase for any growing family looking for a home with modern, tasteful decoration and high quality fixtures and finishings present throughout each generously-proportioned living space. Comprising; a bright and spacious living room, a stunning fully-fitted kitchen with integrated appliances and ample space for family dining, a ground floor WC, three good-sized double bedrooms, as well as a final family bathroom remaining at a nearly new standard. 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.

**Lounge**

15'7" x 13'4" (4.75 x 4.08)

**Kitchen**

17'1" x 8'9" (5.23 x 2.69)

**W/C**

7'3" x 3'3" (2.23 x 1.01)

**Bedroom**

10'4" x 9'7" (3.15 x 2.93)

**Ensuite**

2'7" x 9'6" (0.81 x 2.91)

**Bedroom**

10'11" x 7'0" (3.33 x 2.14)

**Bedroom**

10'4" x 8'11" (3.15 x 2.74)

**Bathroom**

5'11" x 6'7" (1.82 x 2.01)

**Location**

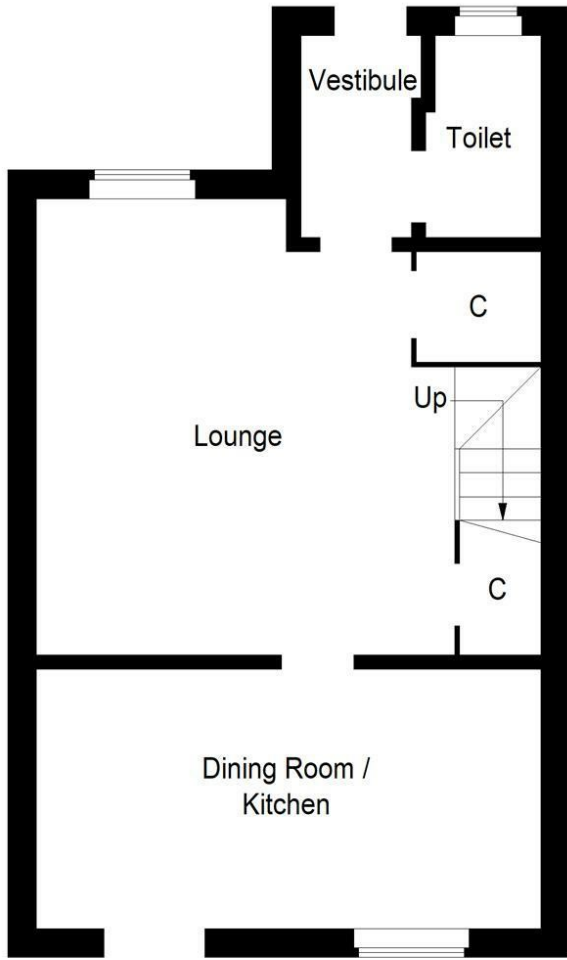
Set in the heart of the modern Charlotte Gate development just off the Glasgow Road on the outskirts of Perth, this property benefits from a variety of amenities such as nearby shops, restaurants, two reputable primary schools and two sought-after secondary schools and is only a five minute drive to 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.



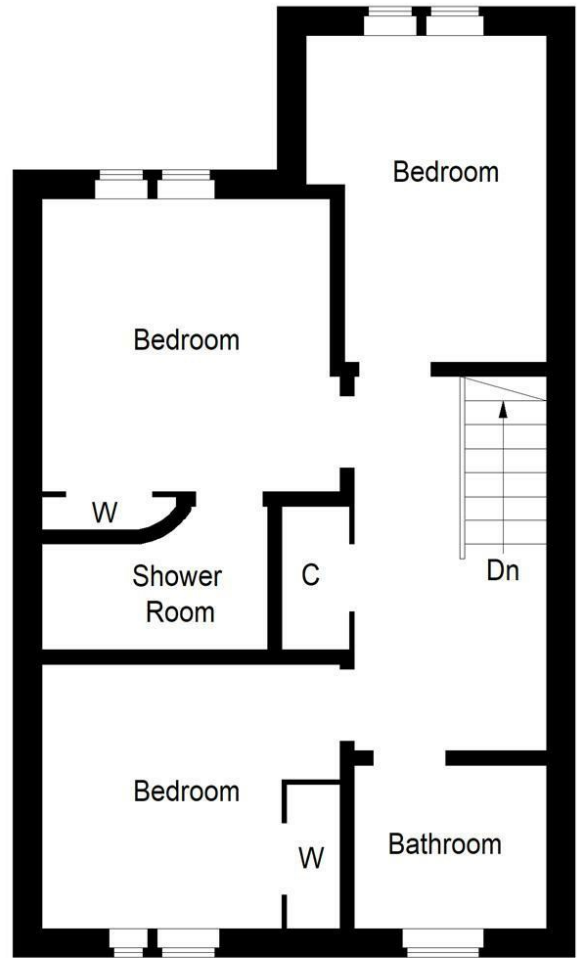


- Three Spacious Double Bedrooms
- Double Glazed Windows And Gas Central Heating
- Fully Enclosed Low Maintenance Rear Garden
- Newly Fitted Kitchen With Ample Dining Space And Integrated Appliances
- In A Highly Sought After Area
- Stunning Nearly New Semi-Detached Family Home
- Private Driveway For Multiple Cars
- French Style Patio Doors Leading To A Sizeable Rear Garden





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Scotland		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		