

Simple Approach

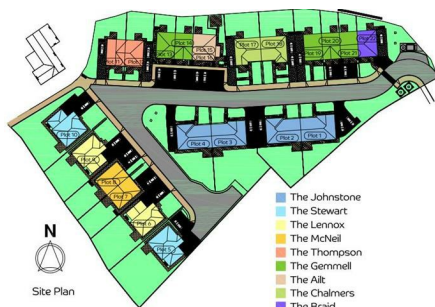


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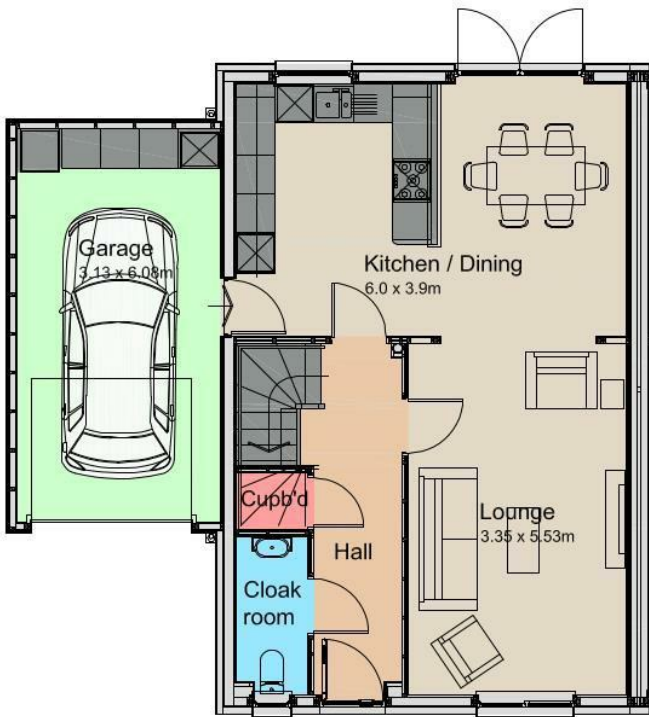
Plot 11 The McNeill Airlie View, Alyth, Perthshire, PH11 8BF

Do you want a more sustainable home which will help to reduce your carbon footprint and lower energy bills? Simple Approach are delighted to market this property which is believed to be one of the most energy efficient new homes in Perthshire and is conveniently located close to the beautiful village of Alyth.

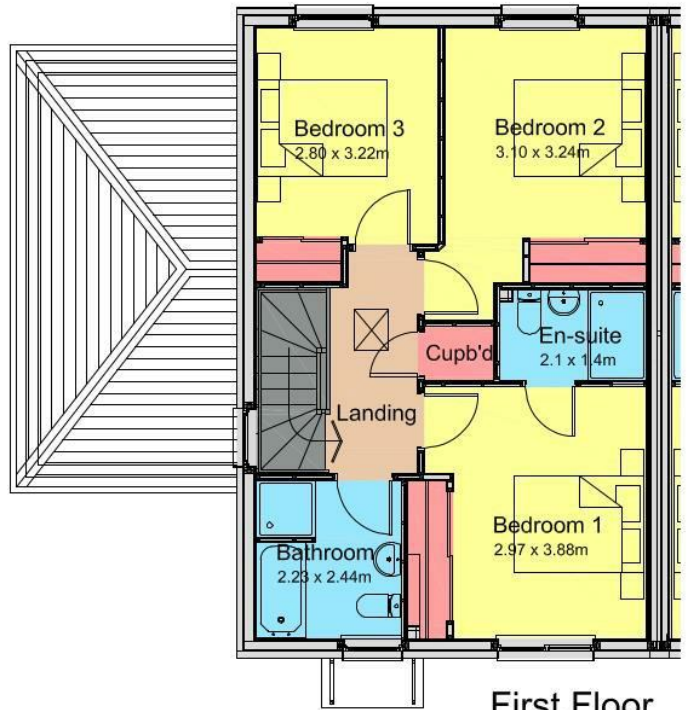
The McNeill is a fantastic example of an eco friendly 3 bed semi - detached home. Comprising of a large open plan lounge kitchen/diner with patio doors leading to a wonderful outdoor patio allowing for the extension of dining in the warmth of the summer sunshine. For convenience the ground level also benefits from a WC. Level two of the property boasts a Master Bedroom with stylish Ensuite with vanity unit included. The property also boasts a further two good size bedrooms in addition to the family bathroom also with a vanity unit included and a separate Shower Unit. Viewing is highly recommended to appreciate the fantastic and environmentally aware home on offer. This property also comes with a Single Garage with electric door, washing machine and work

- 3 Bed Semi Detached home
- Choice of award winning German kitchen
- Choice of Bathroom Tiling/Multi Panel
- Triple Glazing
- Master Bedroom En-Suite
- Low energy air source heating
- Outside Garden Tap
- Qualifies For First Home Buyer Fund
- Qualifies For Help To Buy Scheme
- This Property Comes With A Single Garage With An Electric Door And Solar Panels

Prices from £272,000



Ground Floor



First Floor

This plan is for illustration purposes only. Please do not scale
 Note: bedrooms measured to wardrobe (shorter dimension)

Viewing

Please contact us on 01738 827864 if you wish to arrange a viewing appointment for this property, or require further information.

Energy Efficiency Rating	
Current	Potential
100	100
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(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 ₂) Rating	
Current	Potential
100	100
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(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	
Scotland	
EU Directive 2002/91/EC	

DISCLAIMER

Simple Approach Estate Agents endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.