



29 Athollbank Drive, Perth
PH1 1NF
Offers over £258,950

*** CLOSING DATE SET - Friday 28th at 12 noon ***

This delightful four-bedroom detached home on Athollbank Drive, Perth, offers generous living space with traditional charm making it an ideal family residence in a highly sought-after location. Homes in this area offering lovely views over the city of Perth rarely come to market, making this a fantastic opportunity to secure a property in a prime setting.

The ground floor features a bright and spacious, open-plan lounge and dining area with large windows that fill the room with natural light. The well-appointed kitchen provides ample storage and workspace, ensuring practicality for family life. A ground-floor bedroom and a convenient ground-floor bathroom with a separate shower add to the home's versatility.

Upstairs, there are three further bedrooms, along with a second WC for added convenience. Ample storage is available throughout, with sizeable cupboards on both floors and a loft space that provides extra room for belongings. Outside, the property benefits from well-maintained gardens to the front and rear perfect for outdoor relaxation, a private driveway and a spacious detached garage for secure parking and additional storage. Situated in a peaceful residential area, the home is within easy reach of excellent schools, local amenities, and major transport links.

Lounge

11'5" x 15'6" (3.49 x 4.74)

Dining Room

11'5" x 11'5" (3.50 x 3.48)

Kitchen

11'2" x 11'9" (3.42 x 3.60)

Family Bathroom

5'2" x 7'9" (1.58 x 2.37)

Bedroom One (Downstairs)

8'2" x 11'9" (2.51 x 3.59)

Bedroom Two

8'2" x 11'6" (2.51 x 3.52)

Bedroom Three

11'1" x 7'3" (3.38 x 2.22)

Bedroom Four

11'4" x 7'3" (3.46 x 2.21)

Upstairs WC

2'10" x 6'0" (0.88 x 1.83)

Garage

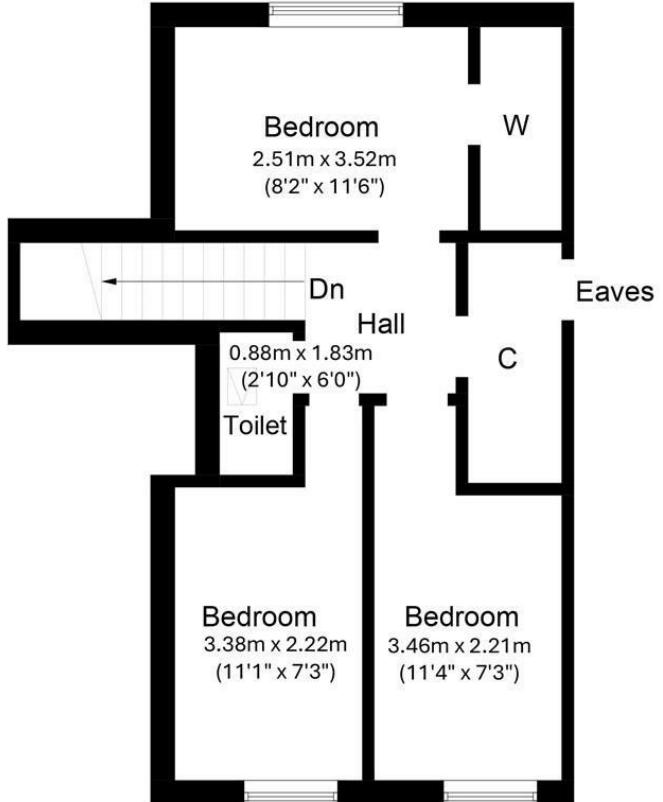
9'11" x 20'11" (3.03 x 6.40)





- Detached House
- Private Driveway & Detached Garage
- Ideal Family Home
- Picturesque Views
- Four Generous Bedrooms (One Ground Floor Bedroom)
- Gas Central Heating & Double Glazing
- Garden Grounds To Front & Rear
- Open Plan Lounge / Dining Area
- Highly Sought After Location
- Ample Storage Throughout





Ground Floor

Gross internal floor area (m²) - 107 square metres

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1173260)

First Floor

