

Simple Approach



Estate Agents



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)

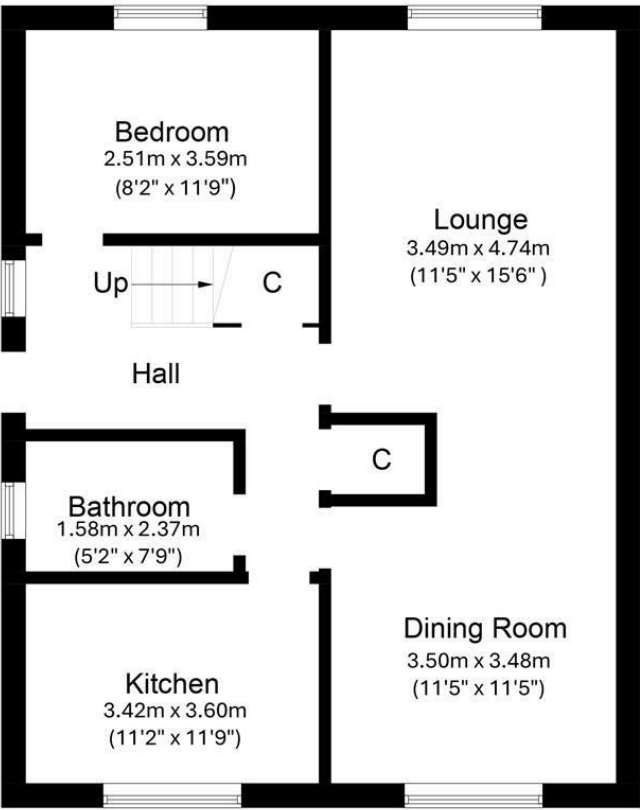
Garage
9'11" x 20'11" (3.03 x 6.40)



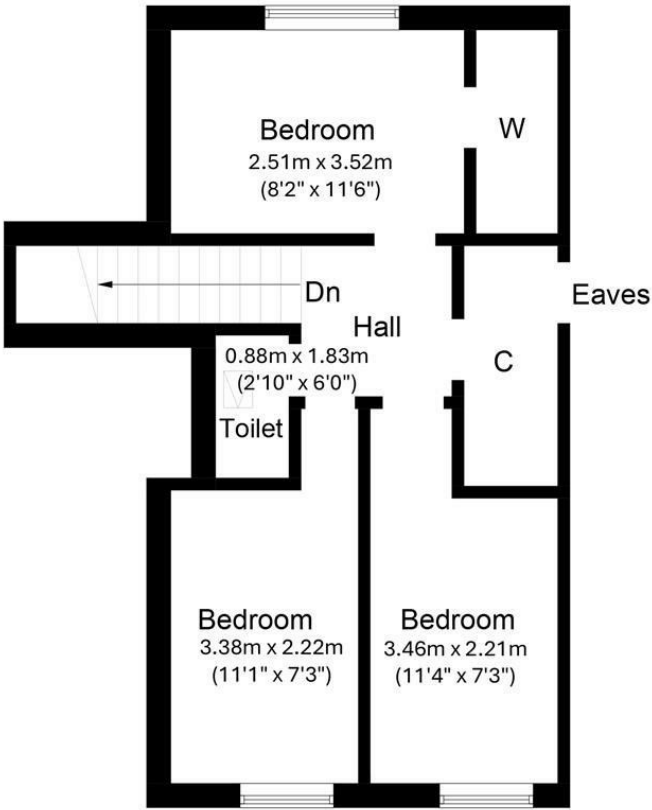


- Detached House
- Private Driveway & Detached Garage
- Ideal Family Home
- Picturesque Views
- Four Generous Bedrooms (One Ground Floor Bedroom)
- Gas Central Heating & Double Glazing
- Garden Grounds To Front & Rear
- Open Plan Lounge / Dining Area
- Highly Sought After Location
- Ample Storage Throughout





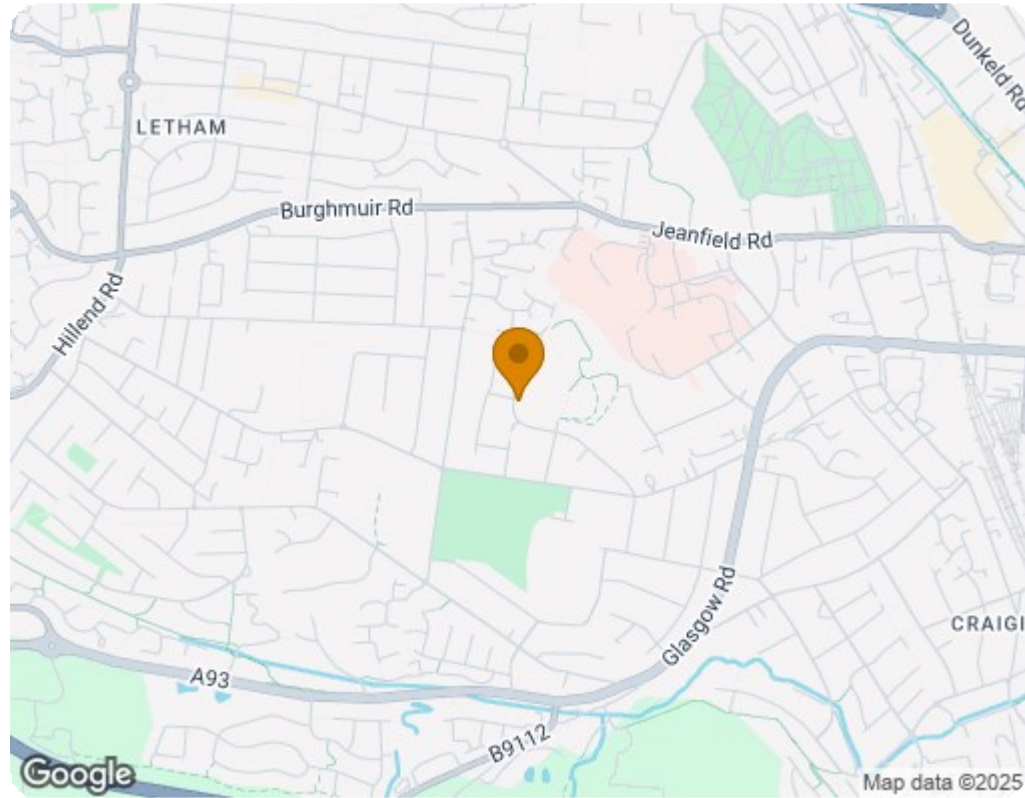
Ground Floor



First Floor

Gross internal floor area (m²) - 107 square metres

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B	73	
(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
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		83
(81-91) B		
(69-80) C	69	
(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		