



**4 Anderson Drive, Perth
Perthshire PH1 1JZ**
Offers over £328,000

Simple Approach are delighted to market this lovely detached property in the ever popular Oakbank area of Perth to the residential market. The spacious accommodation comprises of a large hallway, large open plan lounge area leading to the stunning fully fitted kitchen and bright dining room. The Dining and kitchen areas provide slick, modern, functional spaces for families to enjoy. Further accommodation is provided across the ground floor where a stylish family bathroom, useful utility room and two double bedrooms can be found. On the upper floor access is granted to the two further double bedrooms one with full length mirrored wardrobes and modern shower room via a bright landing area. Stunning views across Perth can be enjoyed from the upper level of this property paying particularly note to the sunrises over Scone and Kinnoull. Externally there is a spacious, well maintained garden laid to lawn and secured on both sides with fencing, a single garage and a driveway large enough for several vehicles. This great property also boasts gas central heating and double glazed windows.

Entrance Hallway

14'11" x 9'1" (4.56 x 2.78)

Lounge

13'10" x 18'4" (4.22 x 5.61)

Kitchen/Diningroom

20'10" x 11'6" (6.36 x 3.53)

Bedroom

12'9" x 11'7" (3.91 x 3.54)

Bedroom

11'7" x 9'7" (3.54 x 2.94)

Bathroom

8'3" x 5'7" (2.53 x 1.72)

Bedroom

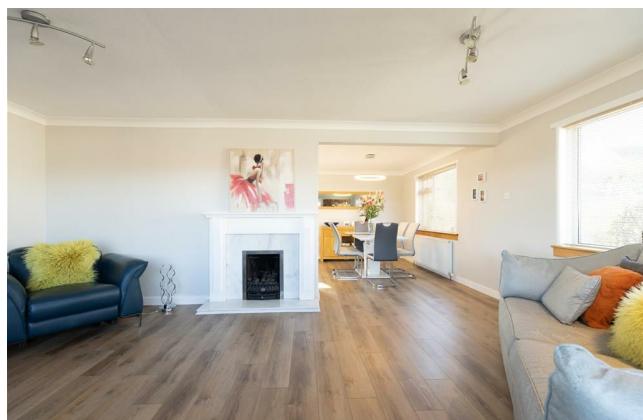
13'2" x 14'4" (4.03 x 4.38)

Bedroom

12'2" x 14'7" (3.73 x 4.47)

Bathroom

8'8" x 6'3" (2.65 x 1.91)





- Spacious Four Bedroom House
- Move-In Condition Throughout
- Bright, Open Plan Lounge, Kitchen and Dining Room
- Sunrise Views Across Scone And Kinnoull
- Sized Garden And Driveway
- Modern Interior



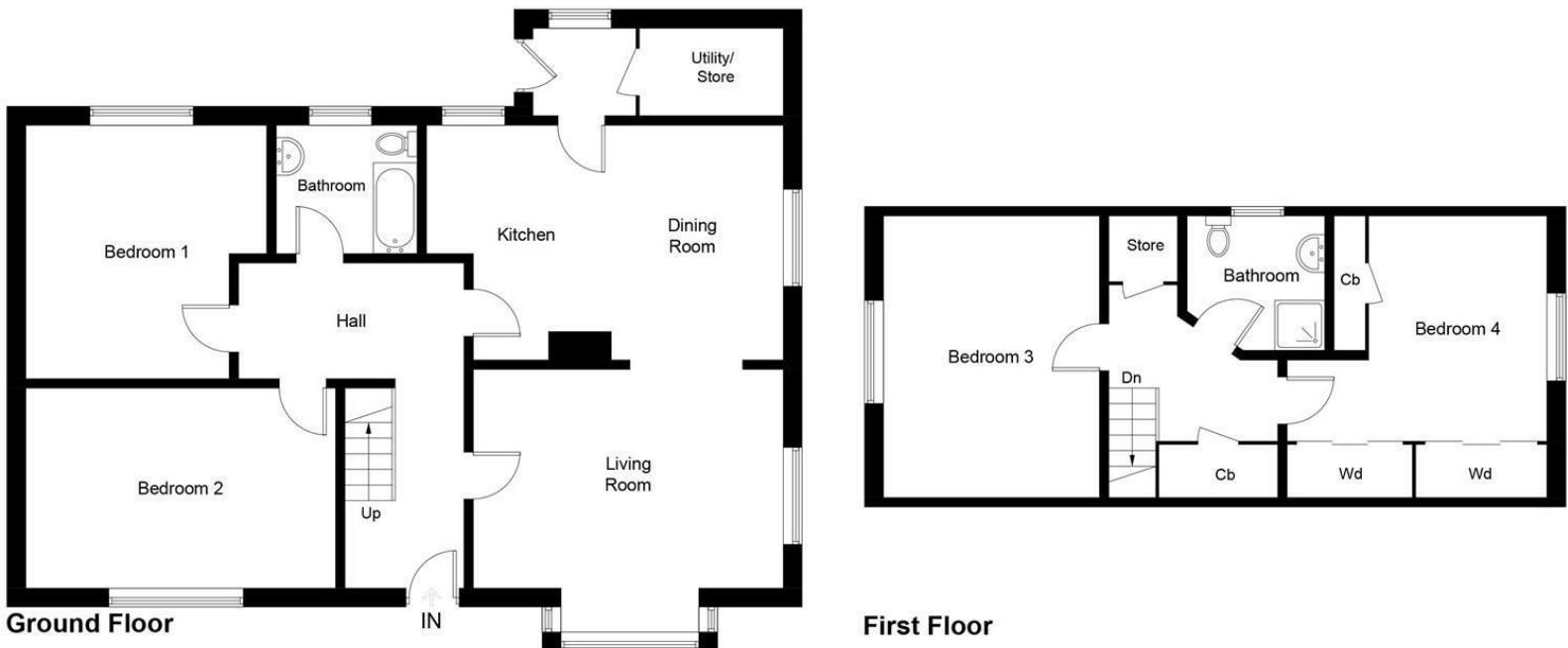


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