

Simple Approach



**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 particular 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)

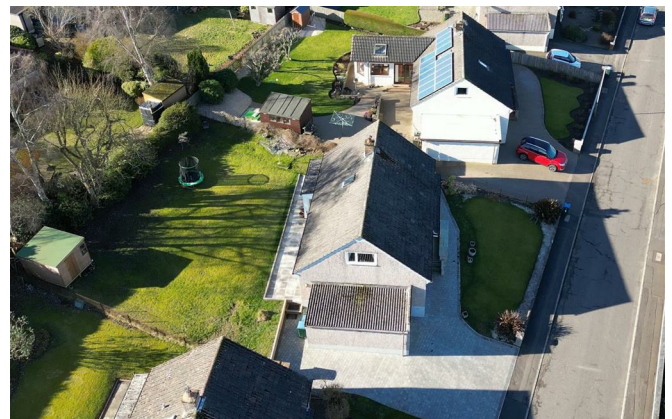
**Bathroom**

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
- Sizable Garden And Driveway
- Modern Interior





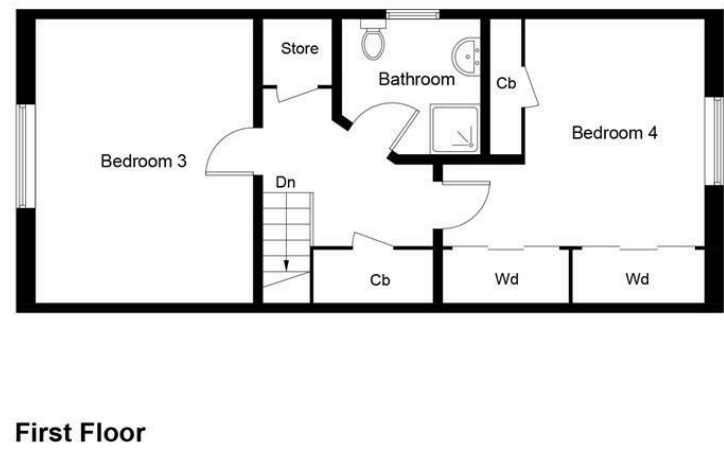
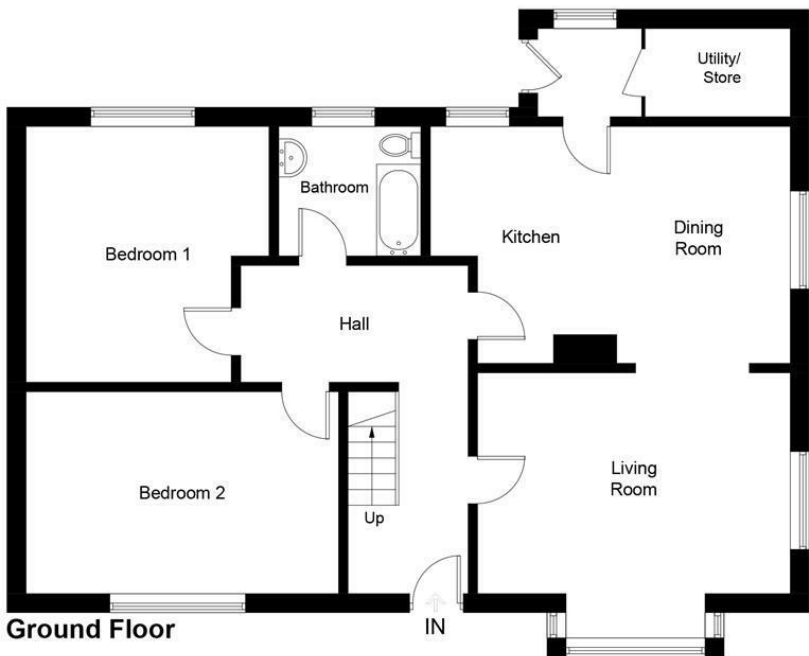


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID942524)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		