

Simple Approach



**28 Kinmond Drive, Perth
PH2 0TG**

Offers over £223,950

This very well-presented end-terraced house on Kinmond Drive, Perth offers bright, spacious accommodation and is presented in excellent move-in condition throughout, making it an ideal home for a range of buyers.

The property opens into a welcoming interior, with a bright and generously sized lounge providing a comfortable space for both relaxing and entertaining. To the rear, a modern kitchen/dining area is well laid out with ample storage and workspace, and offers an ideal setting for family meals and social gatherings. A convenient downstairs WC adds to the practicality of the home.

Upstairs, the property comprises three well-proportioned bedrooms, including a spacious master bedroom with its own en-suite shower room. A contemporary family bathroom serves the remaining bedrooms.

Further benefits include gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year.

Externally, the property features a private driveway to the front, providing off-street parking, while to the rear there is a well-maintained, private garden—perfect for outdoor enjoyment.

Overall, this is a fantastic opportunity to acquire a stylish and comfortable home in a desirable location, and early viewing is highly recommended.

Lounge

15'2" x 11'10" (4.64 x 3.63)

Kitchen

9'4" x 15'4" (2.87 x 4.68)

Downstairs WC

3'5" x 6'8" (1.06 x 2.05)

Master Bedroom

10'4" x 9'7" (3.15 x 2.94)

Master Ensuite

5'5" x 5'4" (1.67 x 1.64)

Bedroom Two

7'11" x 10'9" (2.43 x 3.30)

Bedroom Three

7'4" x 7'2" (2.26 x 2.20)

Bathroom

5'6" x 6'7" (1.70 x 2.03)

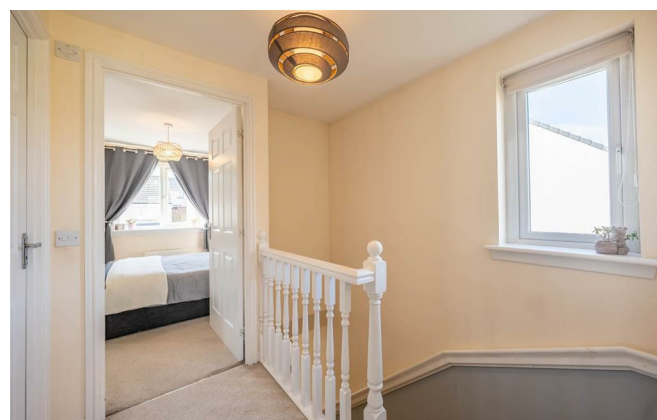




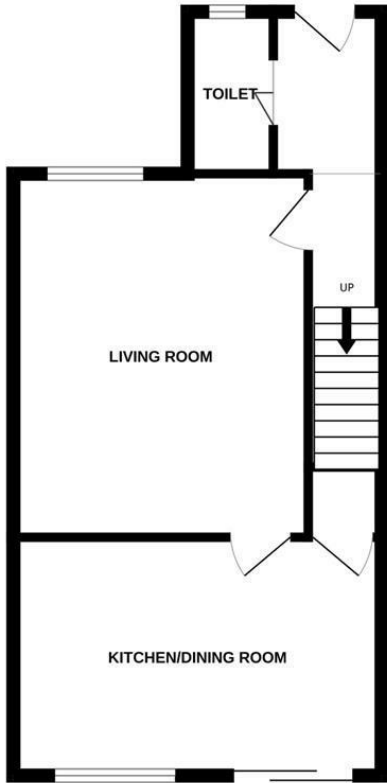
- Excellent Move In Condition
- Bright & Spacious Lounge
- Private Rear Garden

- End-Terraced House
- Modern Kitchen / Dining Area
- Gas Central Heating & Double Glazing

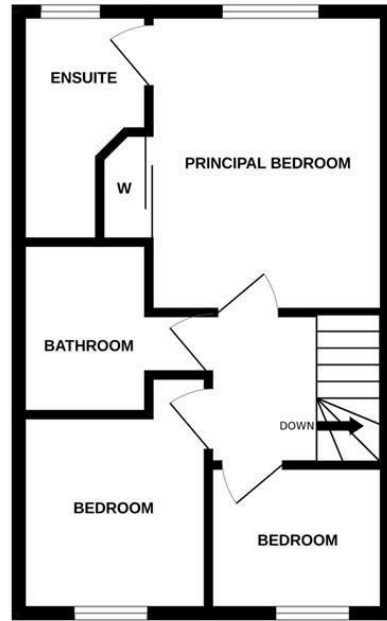
- Three Bedrooms
- Private Driveway



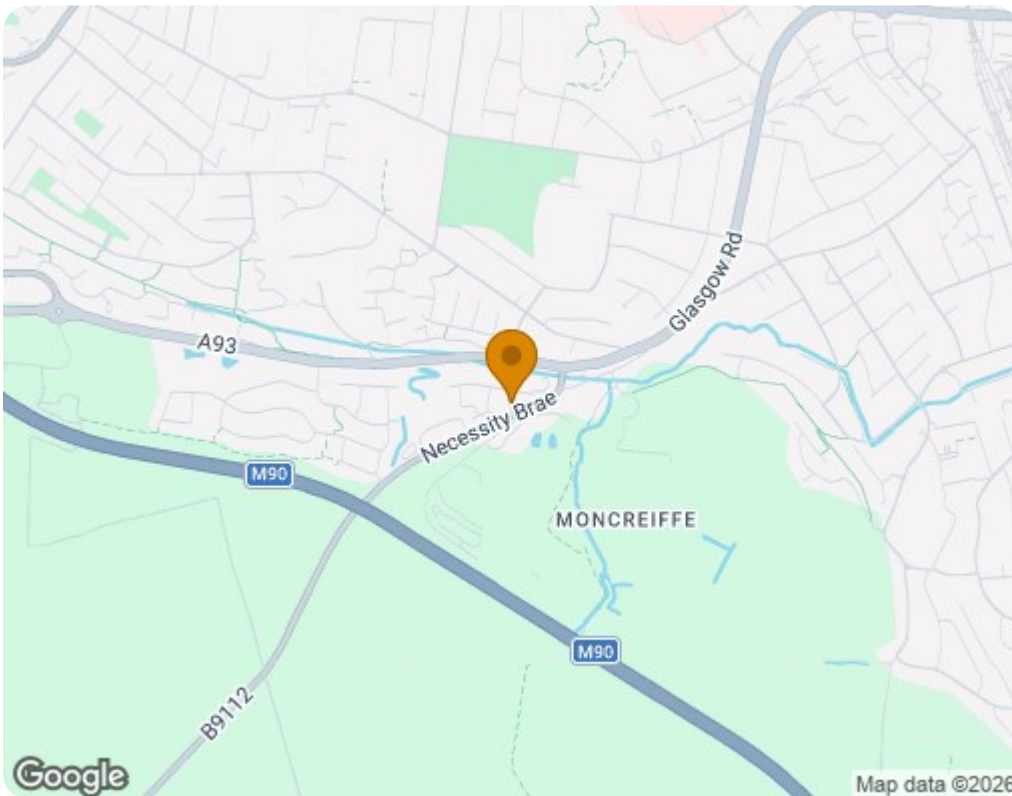
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	86
(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			
(81-91) B		84	85
(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	