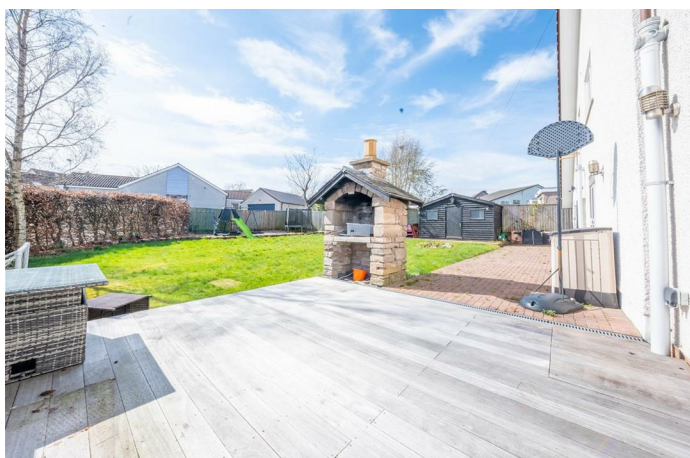


Simple Approach



**14 Athollbank Drive, Perth
PH1 1NG**

Offers over £548,950

Simple Approach are delighted to bring this stunning and substantial detached property in Perth's highly desirable Oakbank area to the residential market. This beautifully appointed and well presented property is tastefully decorated throughout. From entry the tasteful accommodation can be enjoyed by way of a bright spacious foyer area from which access to the lounge, dining kitchen and formal dining room can be accessed. This fantastic space benefits from an open fire situated in the lounge which gives pleasant warmth and character to the lower level of the home. The ground floor also accommodates a convenient utility room and shower room WC. The second floor of this great family home introduces six good sized double bedrooms including two master en-suites and two family bathrooms. The property further boasts the ever essential gas central heating, double glazing, driveway for multiple cars, well maintained substantial rear garden and a single integrated garage. Set in a highly desired and sought-after location due to its locality to Perth City Centre and benefitting from some of the best commuting links in Scotland providing quick routes into Dundee, Edinburgh & Glasgow. This property is a perfect example of a modern home and viewing is essential to appreciate the location and the quality of home on offer.

Kitchen / Informal Dining Room

14'5" x 20'4" (4.40 x 6.22)

Lounge

14'1" x 19'2" (4.30 x 5.85)

Entrance Hall

13'8" x 11'11" (4.19 x 3.65)

Formal Dining Room

13'1" x 27'6" (4.00 x 8.39)

Utility Room

9'11" x 4'11" (3.03 x 1.52)

Downstairs Shower Room

7'4" x 4'11" (2.24 x 1.52)

Master Bedroom

19'3" x 12'0" (5.88 x 3.67)

En-Suite

7'3" x 8'10" (2.21 x 2.71)

En-Suite

8'0" x 2'5" (2.44 x 0.75)

Bathroom One

10'4" x 4'2" (3.15 x 1.28)

Bedroom Two

13'1" x 17'9" (4.00 x 5.43)

Bathroom Two

9'8" x 4'11" (2.95 x 1.51)

Bedroom Three

10'8" x 9'8" (3.26 x 2.96)

Bedroom Four

9'8" x 9'6" (2.95 x 2.91)

Bedroom Five

10'0" x 10'6" (3.05 x 3.21)

Bedroom Six

10'6" x 9'5" (3.22 x 2.89)





- Substantial Detached Home In A Very Sought After Location With Superb Views Over Perth
- Six Good Sized Bedrooms
- Single Integrated Garage
- Open Plan Lounge/Formal Dining
- Two Master En-Suites
- Large Well Presented Private Rear Garden
- Large Dining Kitchen
- Gas Central Heating & Double Glazing
- Great Views To Enjoy



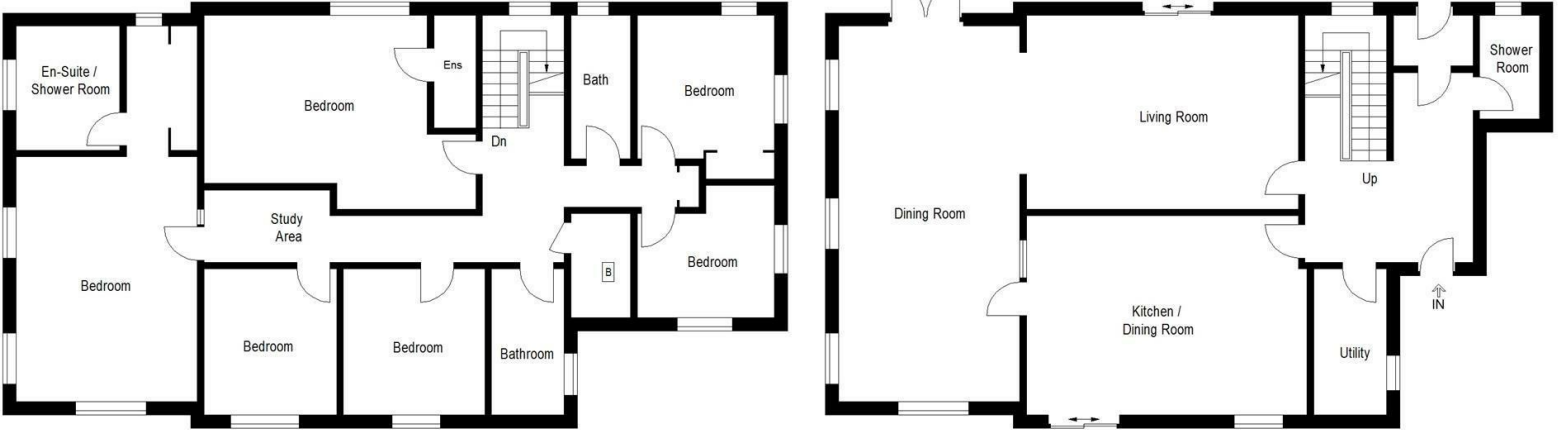
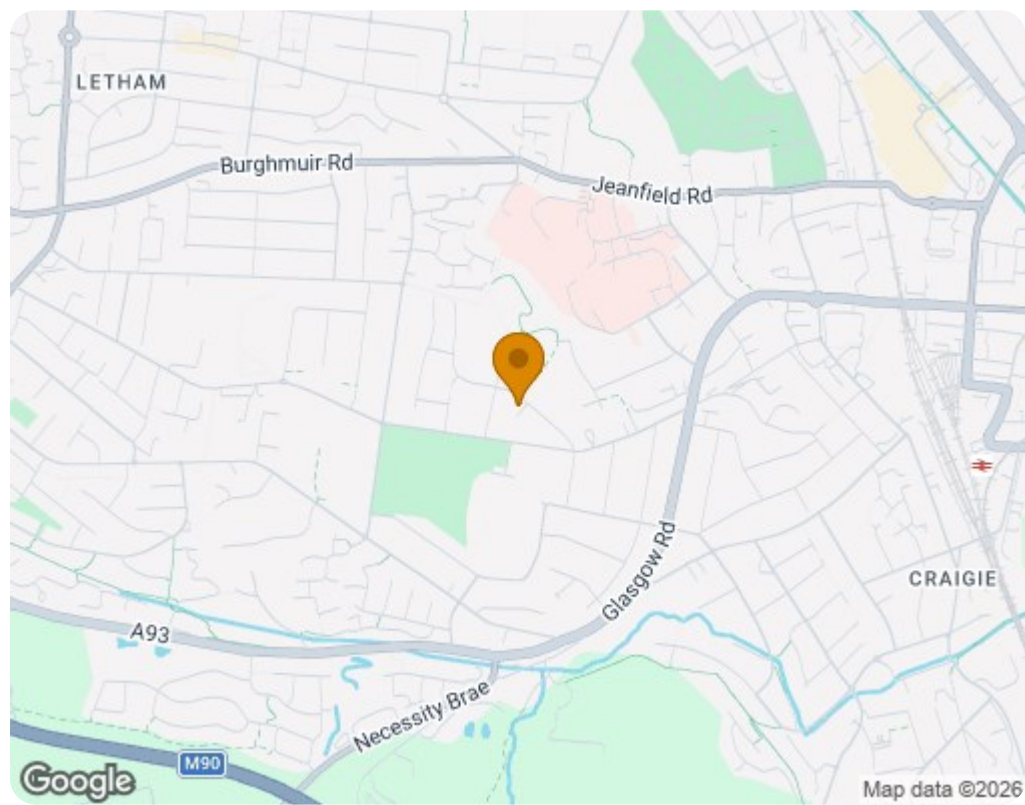


Illustration For Identification Purposes Only. Not To Scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	78
(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		
(69-80) C		
(55-68) D	64	73
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		