



45 Alder Drive, Perth, PH1 1EU  
Offers over £230,000

 3  1  1  C



# 45 Alder Drive Perth, PH1 1EU

Offers over £230,000

- Spacious three-bedroom bungalow
- Modern fitted kitchen
- Flexible single-level living
- Garage and covered carport
- Low-maintenance outdoor space
- Bright and generously sized living room
- Stylish upgraded shower room
- Large driveway with ample parking
- Beautifully landscaped rear garden
- Popular and convenient location

This spacious and well-maintained detached three-bedroom bungalow offers flexible single-level living in a popular and established residential area of Perth, ideal for families, downsizers or those seeking accessible accommodation.

The welcoming living room is bright and generously proportioned, featuring large windows that allow for excellent natural light. The kitchen is well-equipped, offering ample storage, worktop space and a practical layout suited to everyday living. The property boasts three bedrooms, all well-sized and versatile, with the principal bedroom providing a comfortable and relaxing space. A stylish shower room completes the internal accommodation. Externally, the home benefits from a large monoblock driveway leading to a garage and covered carport, providing excellent off-street parking. The rear garden is a standout feature—beautifully landscaped with a combination of paving, decorative stone and mature planting, creating a private and low-maintenance outdoor space perfect for relaxing or entertaining.





## Location

Alder Drive is situated within a desirable and well-established residential area of Perth, offering a peaceful setting while remaining close to excellent local amenities. Nearby are shops, supermarkets, schools and leisure facilities, making it an ideal location for families and downsizers alike. Perth city centre is easily accessible, providing a wide range of retail, dining and cultural attractions. The area also benefits from strong transport links, including convenient access to the A9 for commuting to Dundee, Edinburgh and Glasgow. Surrounded by scenic countryside and green spaces, the location offers a perfect balance of city convenience and outdoor lifestyle opportunities.





