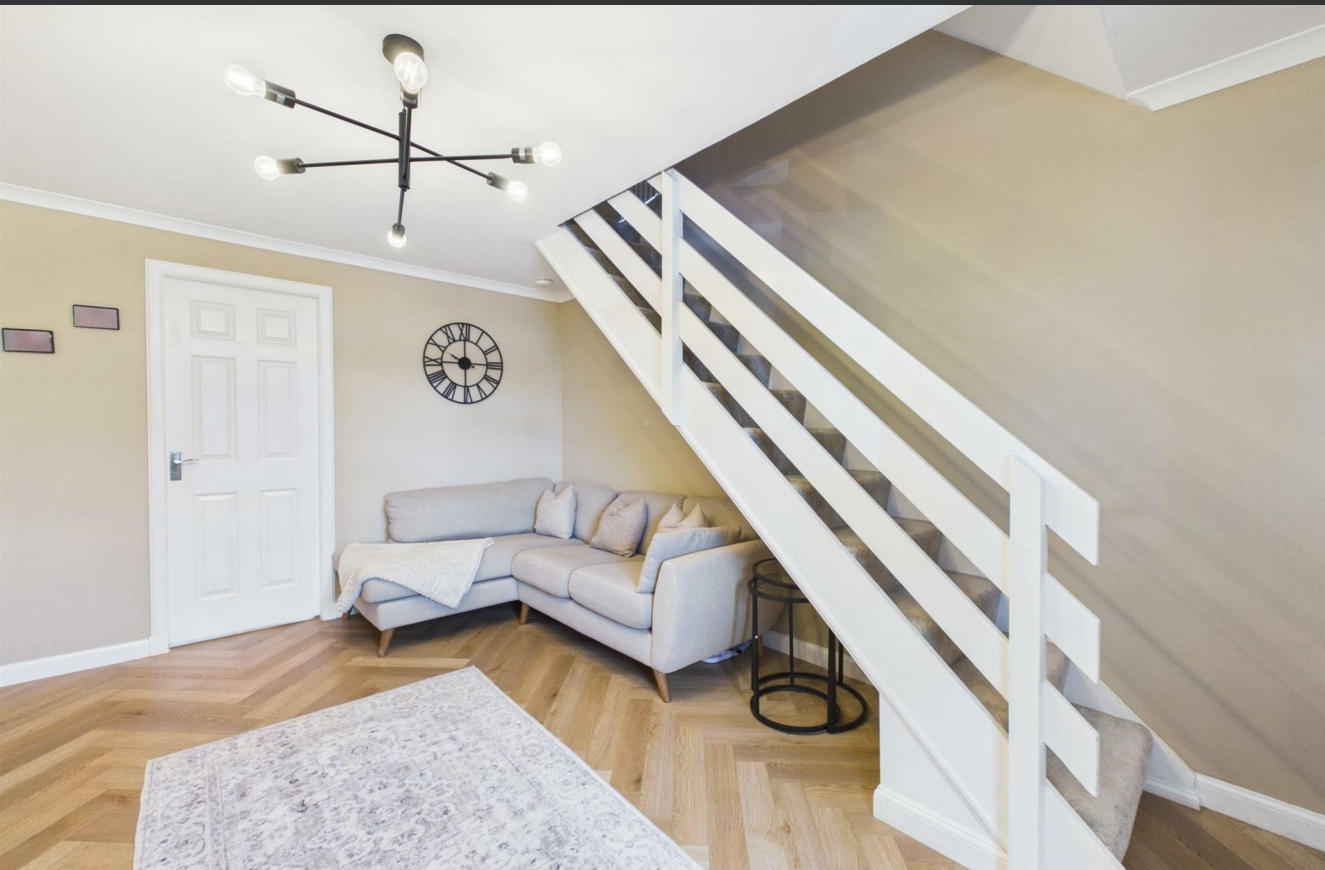




91 Hermitage Drive, Perth, PH1 2JT
Offers over £150,000



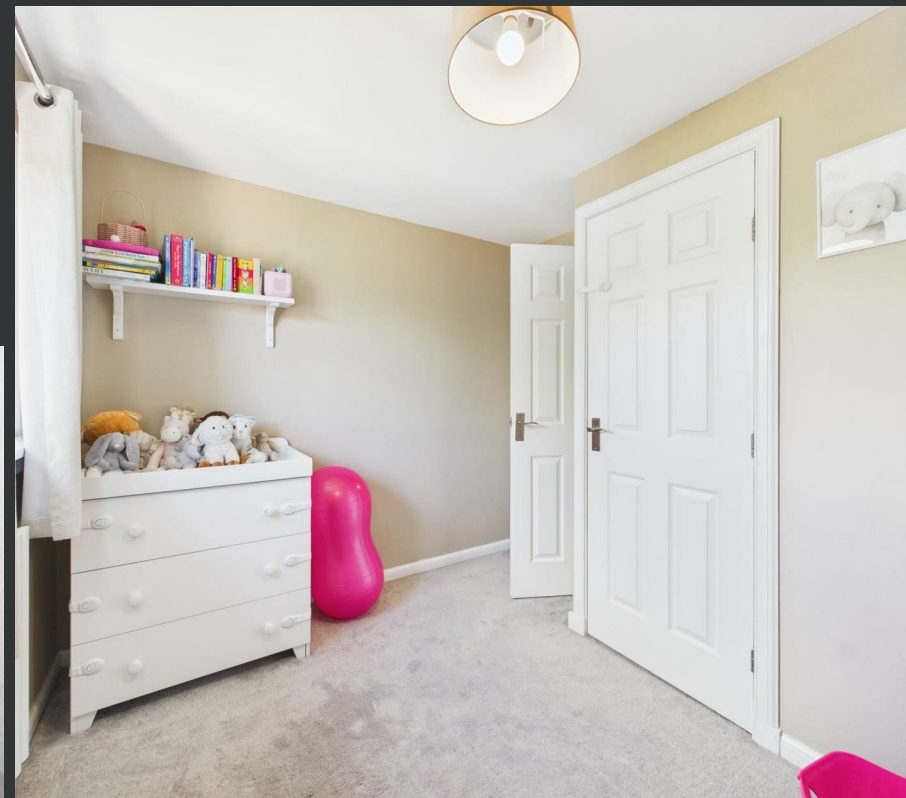
91 Hermitage Drive Perth, PH1 2JT

Offers over £150,000

- Two-bedroom mid-terraced villa
- Modern fitted kitchen
- Stylish décor throughout
- Off-street parking
- Electric heating
- Bright and spacious living room
- Contemporary bathroom suite
- Enclosed rear garden with decking
- Double glazing
- Ideal first-time buy or family home

Situated within a popular residential area of Perth, 91 Hermitage Drive is a beautifully presented two-bedroom mid-terraced villa offering stylish and move-in-ready accommodation ideal for first-time buyers, young families, or downsizers.

The ground floor comprises a bright and welcoming living room with modern décor, attractive flooring, and staircase leading to the upper level. The contemporary fitted kitchen offers a good range of wall and base units, integrated cooking appliances, and space for additional appliances, with direct access to the rear garden. Upstairs, the property features two well-proportioned bedrooms, including a spacious principal bedroom and a versatile second bedroom suitable for a child's room, guest accommodation, or home office. A modern bathroom completes the accommodation and includes a three-piece suite with shower over bath. Externally, the property benefits from a low-maintenance front garden and a fully enclosed rear garden featuring decking, lawn, and patio seating area, ideal for outdoor entertaining and family use. Off-street parking is available to the front. Further benefits include double glazing, electric heating, and good storage throughout. Conveniently located close to local amenities, schools, transport links, and Perth city centre, this attractive home offers comfortable modern living in a sought-after location.





Location

Hermitage Drive is located within a well-established and desirable residential area of Perth, offering a peaceful setting while remaining close to excellent local amenities. Nearby facilities include supermarkets, convenience stores, schooling, leisure facilities, and healthcare services. Perth city centre is only a short distance away and provides a wide range of shopping, restaurants, cafés, and entertainment options. The area benefits from excellent transport connections, including regular bus services and easy access to the A9 for commuting to Dundee, Stirling, Edinburgh, and Inverness. Attractive nearby parks, walking routes, and green spaces further enhance the appeal of this convenient and family-friendly location.







Hallway
3'11" x 4'2"
1.21 x 1.29 m

Ground floor



Wardrobe
2'8" x 7'0"
0.82 x 2.14 m

Landing
5'11" x 2'8"
1.82 x 0.82 m

Floor 1



Approximate total area⁽¹⁾
536 ft²
49.8 m²

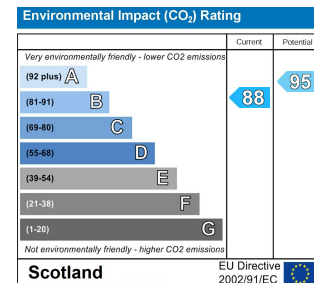
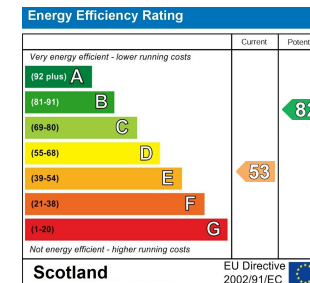
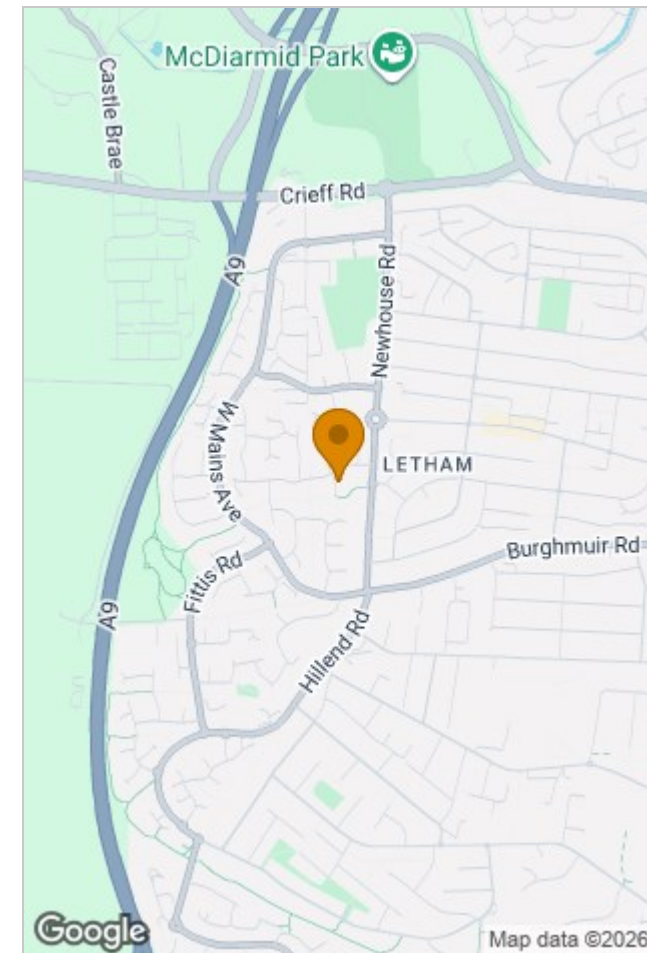
Reduced headroom
11 ft²
1 m²

(1) Excluding balconies and terraces.

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Viewing

Please contact our Perth Office on 01738 260 035 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

