



49 Mackenzie Drive, Perth, PH1 3XT  
Offers over £260,000

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# 49 Mackenzie Drive Perth, PH1 3XT

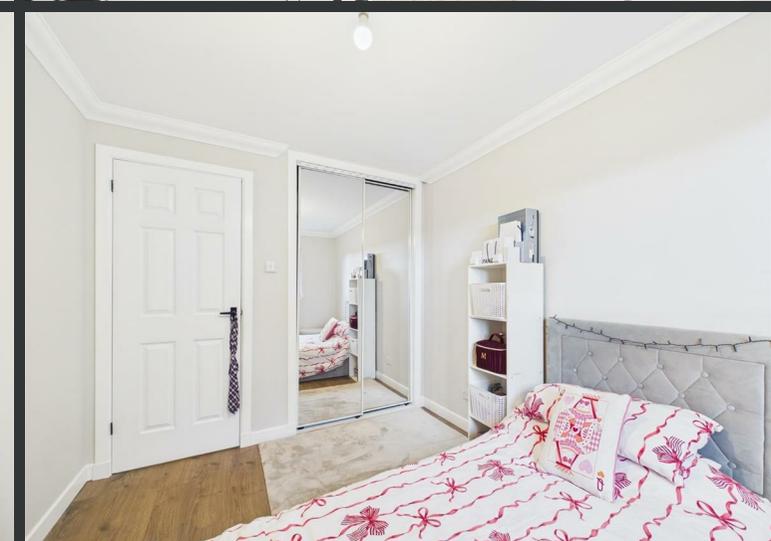
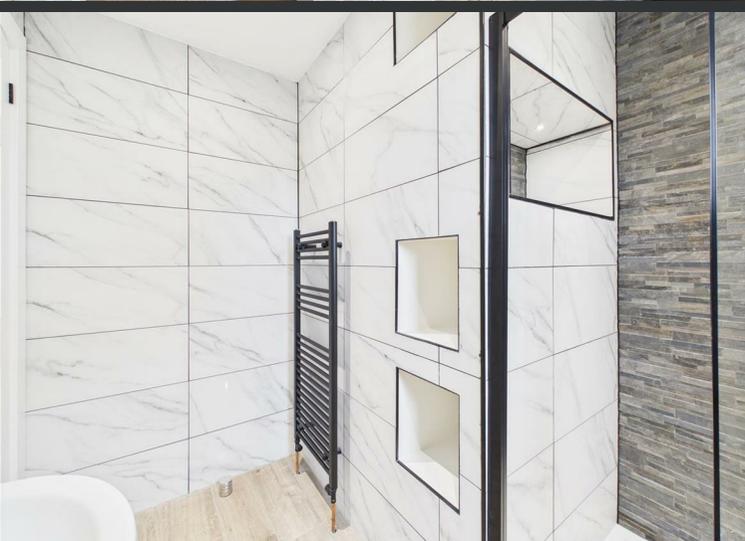
Offers over £260,000

- Stylish 4/5 semi-detached home
- Bright and spacious living room
- Separate utility room
- Gas central heating and double glazing
- Private rear garden with patio and lawn areas
- Located in the popular village of Almondbank
- Modern fitted kitchen with dining space
- Flexible home office or additional bedroom
- Three contemporary bathrooms
- Plentiful off-street parking

Located within the popular village of Almondbank just outside Perth, this beautifully presented 4/5 bedroom semi-detached home offers spacious and modern accommodation ideal for family living.

The ground floor opens into a welcoming hallway leading to a bright and comfortable living room which provides an excellent space for relaxing or entertaining. To the rear of the property, the contemporary kitchen offers generous worktop space, modern units and integrated appliances, with ample room for dining. A useful utility room provides additional storage and practicality, while a versatile room to the front of the home offers flexible use as a home office or a single bedroom. A ground floor bathroom further adds to the convenience of the layout. Upstairs, the property features four well-proportioned bedrooms, offering flexible accommodation for families, guests or those working from home. Two modern bathrooms serve the upper level, including a stylish recently upgraded suite. Externally, the property enjoys a private front garden along with a well-maintained rear garden featuring patio and lawn areas, ideal for outdoor entertaining or family use. This attractive home combines modern interiors with generous living space and is ideally suited to growing families seeking a peaceful village setting within easy reach of Perth.

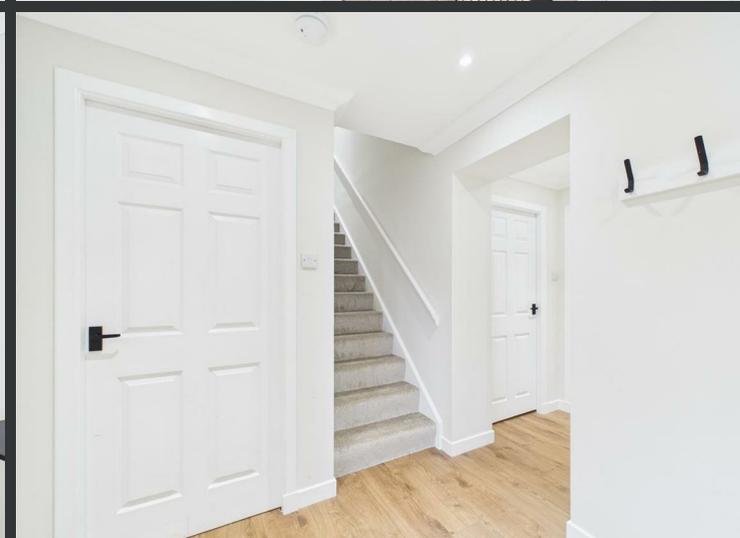


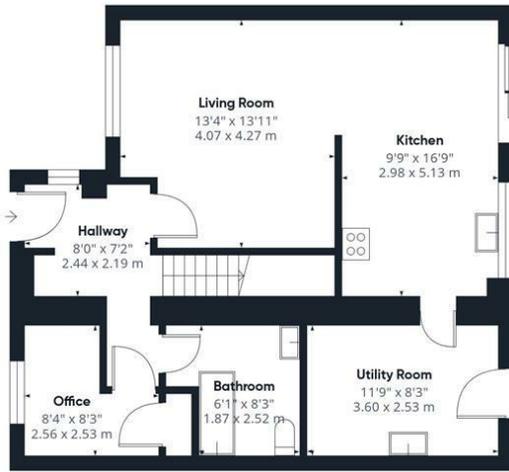


## Location

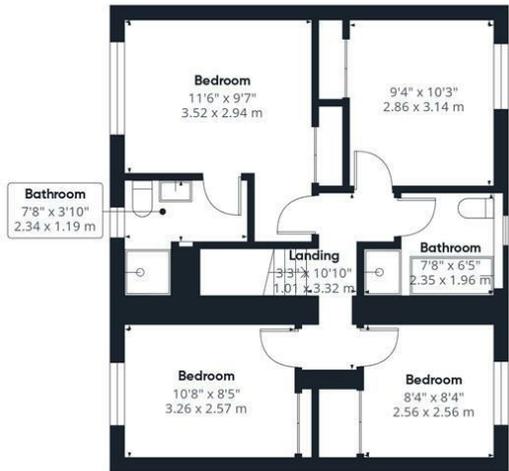
Almondbank is a desirable village located just a few miles north of Perth, offering a peaceful residential setting with excellent access to the city. The village benefits from local amenities including a primary school, village shop, café and community facilities. Perth city centre is only a short drive away and provides a wide range of shops, restaurants, leisure facilities and secondary schooling. The nearby A9 offers excellent transport links for commuting to Inverness, Stirling, Glasgow and Edinburgh. The surrounding countryside also provides a wealth of outdoor activities including walking, cycling and fishing along the nearby River Almond.







Ground floor



Floor 1

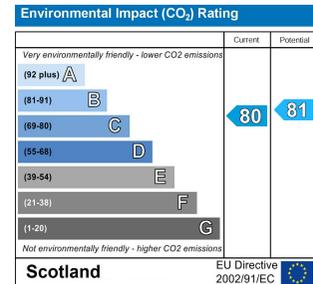
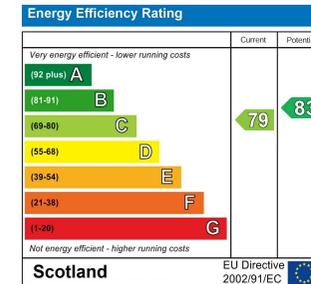
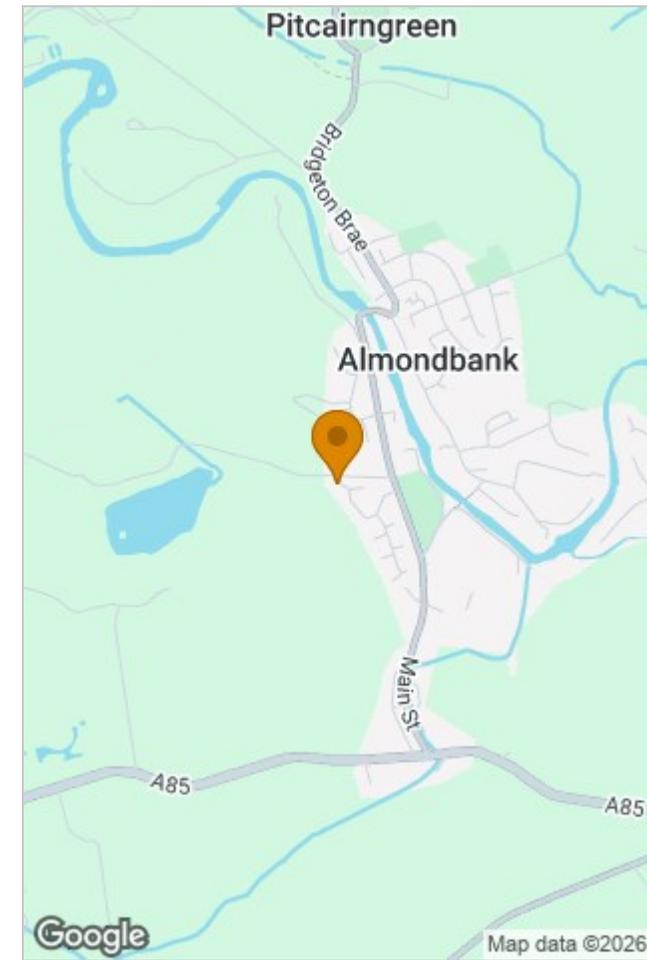


Approximate total area<sup>(1)</sup>  
1214 ft<sup>2</sup>  
112.7 m<sup>2</sup>

(1) Excluding balconies and terraces

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.

