



## 100 Hermitage Drive, Perth, PH1 2SY

Offers Over £239,995



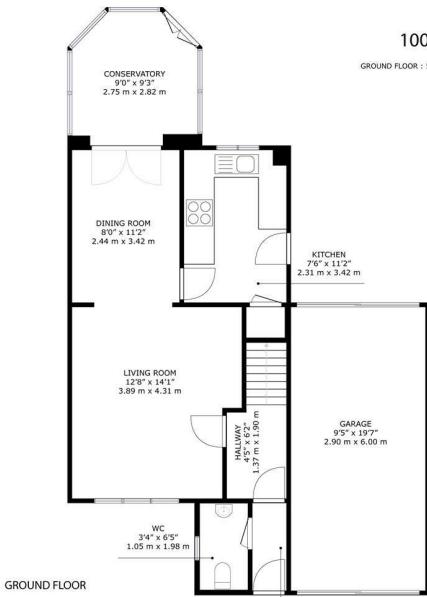
The accommodation is thoughtfully arranged over two levels and offers a warm welcome via the entrance hallway. The ground floor boasts a bright and spacious living room, which seamlessly flows into a dedicated dining area, ideal for entertaining. A newly fitted modern kitchen with integrated appliances provides both style and functionality. To the rear, a conservatory offers direct access to the garden, creating a perfect space to relax and unwind. A convenient WC completes the ground floor layout.

Upstairs, the property features three well-proportioned bedrooms and a contemporary family bathroom. Ample storage solutions are available throughout, enhancing everyday practicality.

Externally, the home has benefited from numerous recent upgrades and has been well maintained. Set on a substantial plot, the property offers off-street parking via a private driveway, along with a garage and space to accommodate multiple vehicles. The private rear garden is mainly laid to lawn and includes a patio area, perfect for outdoor dining or enjoying the summer sunshine.

Early viewing is highly recommended to fully appreciate the space, style, and quality this fantastic home has to offer.

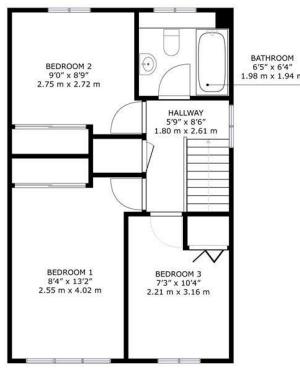
- Sizeable plot
- Three spacious bedrooms
- Newly fitted kitchen
- Ideal family home
- Close to local amenities
- Easy access to transport links
- Viewing highly recommended
- New Bathroom
- New windows & doors
- New facias, soffits and guttering



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GROSS FLOOR AREA : 588 sq. ft. 54.7 m<sup>2</sup> GROUND FLOOR : 355 sq. ft. 32.7 m<sup>2</sup>, GARAGE : 187 sq. ft. 17.4 m<sup>2</sup>  
TOTAL: 1127 sq. ft. 104.8 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(F2 plus)	A		
(B1-B1)	B		
(B9-B0)	C		
(S5-S4)	D		
(Z9-Z4)	E		
(Z1-Z6)	F		
(I-20)	G		
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(F2 plus)	A		
(B1-B1)	B		
(B9-B0)	C		
(S5-S4)	D		
(Z9-Z4)	E		
(Z1-Z6)	F		
(I-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
Scotland		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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