



**Premier  
Properties**  
Perth



## 21 Mackenzie Drive, Perth, PH1 3XT Offers over £285,000

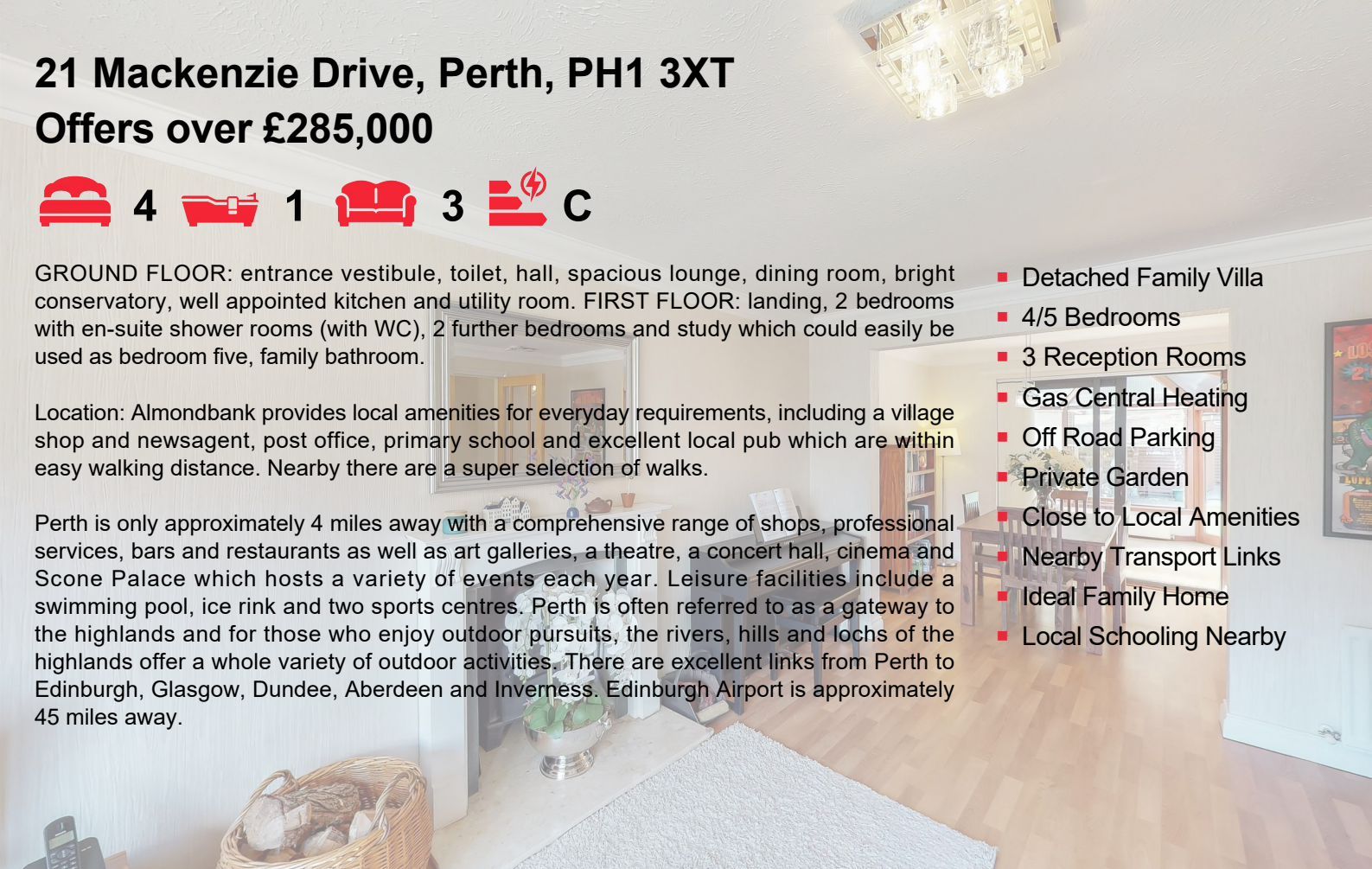
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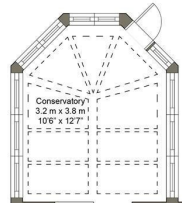
**GROUND FLOOR:** entrance vestibule, toilet, hall, spacious lounge, dining room, bright conservatory, well appointed kitchen and utility room. **FIRST FLOOR:** landing, 2 bedrooms with en-suite shower rooms (with WC), 2 further bedrooms and study which could easily be used as bedroom five, family bathroom.

**Location:** Almondbank provides local amenities for everyday requirements, including a village shop and newsagent, post office, primary school and excellent local pub which are within easy walking distance. Nearby there are a super selection of walks.

Perth is only approximately 4 miles away with a comprehensive range of shops, professional services, bars and restaurants as well as art galleries, a theatre, a concert hall, cinema and Scone Palace which hosts a variety of events each year. Leisure facilities include a swimming pool, ice rink and two sports centres. Perth is often referred to as a gateway to the highlands and for those who enjoy outdoor pursuits, the rivers, hills and lochs of the highlands offer a whole variety of outdoor activities. There are excellent links from Perth to Edinburgh, Glasgow, Dundee, Aberdeen and Inverness. Edinburgh Airport is approximately 45 miles away.

- Detached Family Villa
- 4/5 Bedrooms
- 3 Reception Rooms
- Gas Central Heating
- Off Road Parking
- Private Garden
- Close to Local Amenities
- Nearby Transport Links
- Ideal Family Home
- Local Schooling Nearby

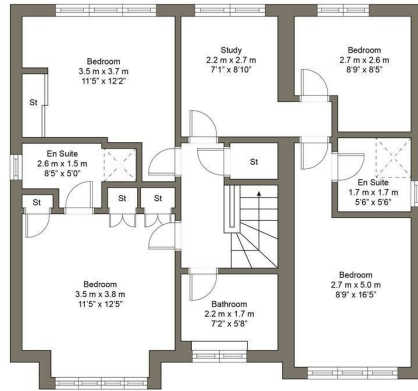




21 MacKenzie Drive, Perth PH1 3XT  
 Plan not to scale.  
 For illustrative purposes only.



Ground Floor



First Floor



| Energy Efficiency Rating |           |
|--------------------------|-----------|
| Current                  | Potential |
| 73                       | 83        |

| Environmental Impact (CO <sub>2</sub> ) Rating |           |
|--|-----------|
| Current  | Potential |
| 72   | 83        |



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