



**Premier  
Properties**  
Perth



## 26 Hermitage Drive, Perth, PH1 2SY Offers Over £137,500

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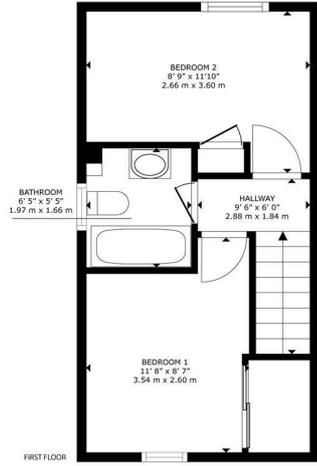
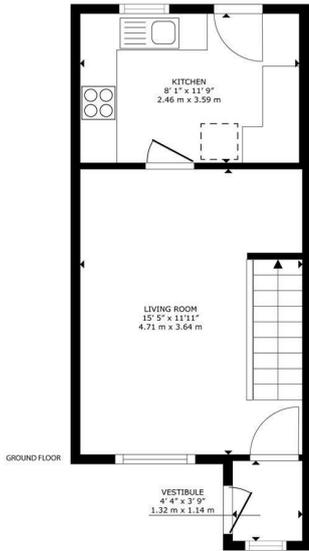
This family home offers bright living space throughout, ideally suited to first time buyers or those looking to downsize. Set across two levels, the accommodation comprises: Entrance vestibule, lounge with stairs to upper level and kitchen providing direct access to the rear garden. First Floor: Two bedrooms and modern bathroom.

Externally, there are garden grounds to the front, side and rear of the property. The fully enclosed garden is predominantly laid to lawn with a decked area offering a peaceful outdoor space, ideal for outdoor entertaining and enjoying the finer weather. The property also benefits from an allocated parking space.

Location: Hermitage Drive is a sought-after street within the Western Edge area of Perth offering easy access to many local amenities, travel links and also the SSE Headquarters. Local schools, bus routes, super-market & extensive parkland and children's play area can all be found within easy walking distance.

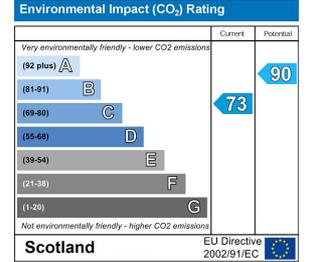
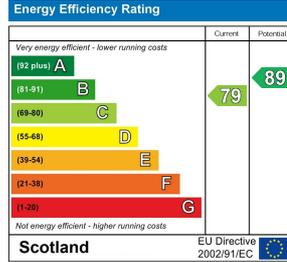
- Two Bedrooms
- Gas Central Heating
- Double Glazing
- Popular Area
- Close To Local Amenities
- Allocated Parking





26 Hermitage Drive, Perth, PH1 2SY

GROSS INTERNAL AREA  
 FLOOR 1 34.8 m<sup>2</sup> (374 sq.ft.) FLOOR 2 26.6 m<sup>2</sup> (287 sq.ft.)  
 TOTAL : 61.4 m<sup>2</sup> (661 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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