

Simple Approach



**39 Hermitage Drive, Perth
Perthshire PH1 2JT**

Offers over £133,000

***** CLOSING DATE SET 4TH MAY 12 NOON *****

Simple Approach are delighted to welcome this immaculately presented property on Hermitage Drive to the residential market. Set in the ever-popular area of Letham, this pristine property is in great condition throughout. This stunning property is the ideal purchase for any growing family looking for a home with modern, tasteful decoration throughout with generously proportioned living space. Comprising; a bright and spacious lounge leading through to a modern fitted kitchen with a back door to the rear for access to a good-sized private garden, two bedrooms on the upper floor with fitted storage as well as a final family bathroom. This property offers contemporary style across two floors and would be appreciated by those seeking the very best in quality and design, without compromising all of the benefits of a warm and welcoming family home. Boasting sought-after features such as a privately-owned driveway to the front and beautifully maintained grounds to the rear, which only viewing will confirm to the purchaser.

Lounge

15'3" x 11'9" (4.66 x 3.59)

Kitchen

11'8" x 7'10" (3.57 x 2.39)

Entrance Vestibule

4'2" x 3'8" (1.28 x 1.13)

Bedroom 1 (Back)

11'9" x 6'10" (3.60 x 2.09)

Bedroom 2 (front)

8'6" x 11'9" (2.61 x 3.59)

Bathroom

4'8" x 6'5" (1.43 x 1.98)

Location

Hermitage Drive is set in the heart of the Western Edge

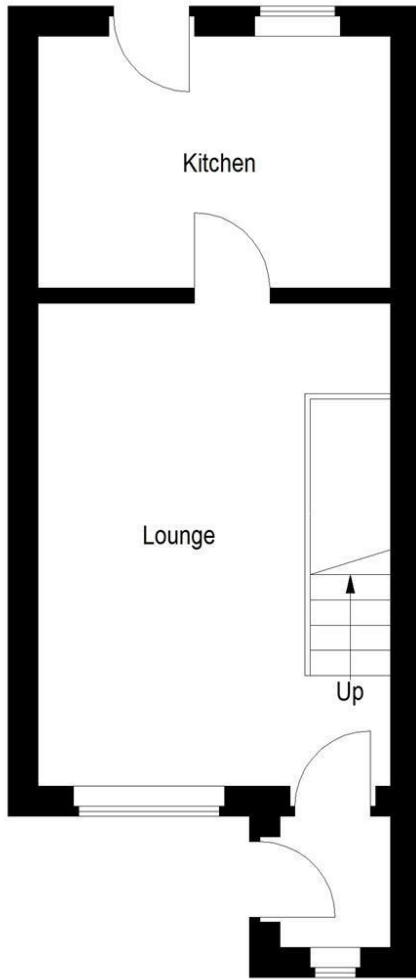
area of Perth which has traditionally been sought-after for its locality to reputable schooling and overall attractive setting with modern developments surrounding. This property could not be better located for those looking for quick commuting links to larger cities including Dundee, Edinburgh and Glasgow via the nearby Broxden roundabout and benefits from having amenities such as shops, restaurants and cafes all just minutes away. Situated on a regular bus route to Perth City Centre, this property offers excellent access for all High Street shopping as well as further offices found in the nearby Inveralmond and Broxden business centres.



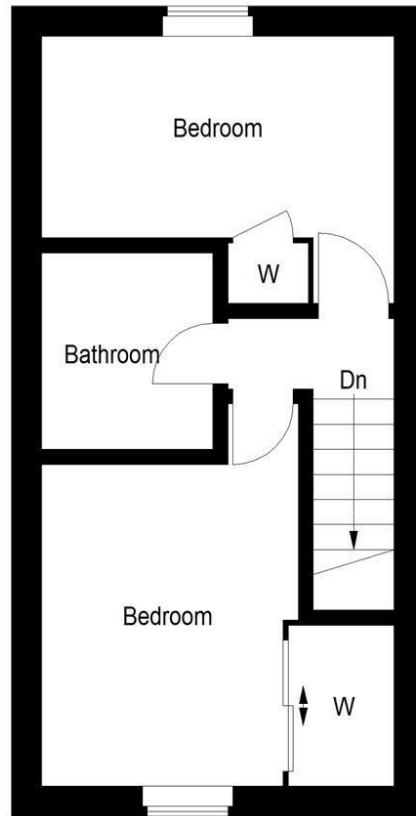


- Two Good Sized Bedrooms With Fitted Storage
- Private Drive Way
- Private Easily Maintained Rear Garden
- Fantastic Move-In Condition Throughout
- Close To All Local Amenities
- Gas Central Heating and Double Glazing
- ***** CLOSING DATE SET 4TH MAY 12 NOON *****





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	77	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		95
(81-91) B	79	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		