

Simple Approach



Estate Agents



**55 St. Marys Drive, Perth
Perthshire PH2 7BY**

Offers over £329,950

Simple Approach are delighted to welcome this large well presented 5 Bed home situated in the Kinnoull area of Perth to the open market. Set within easy reach of Perth City Centre this property is ideally placed for those seeking the benefits of peaceful living without compromising locality to amenities found just a short distance away. This superb property is a rare addition to the market given the highly desirable area in which it is positioned. Comprising of a bright and generously proportioned lounge and dining room, a modern stylish kitchen with ample space for dining, five spacious bedrooms all decorated with neutral tones and also benefiting from two large bathroom units. Externally the property proudly accommodates several cars in the large driveway and double garage as well as a secure and well proportioned garden which has a dedicated dining area. This provides a unique opportunity for a family to purchase a well located substantial Family home.

Downstairs bathroom

3'8" x 7'2" (1.14 x 2.20)

Livingroom

27'0" x 12'5" (8.24 x 3.79)

Dining room

23'3" x 11'1" (7.11 x 3.39)

Kitchen

22'11" x 7'6" (7.01 x 2.31)

Utility

6'11" x 7'5" (2.11 x 2.27)

Bedroom 1

11'10" x 9'5" (3.61 x 2.88)

Bedroom 2

11'3" x 13'1" (3.44 x 4.01)

Bedroom 3

11'6" x 11'5" (3.53 x 3.48)

Upstairs bathroom

7'3" x 8'9" (2.23 x 2.68)

Bedroom 4

12'4" x 10'7" (3.77 x 3.24)

Bedroom 5

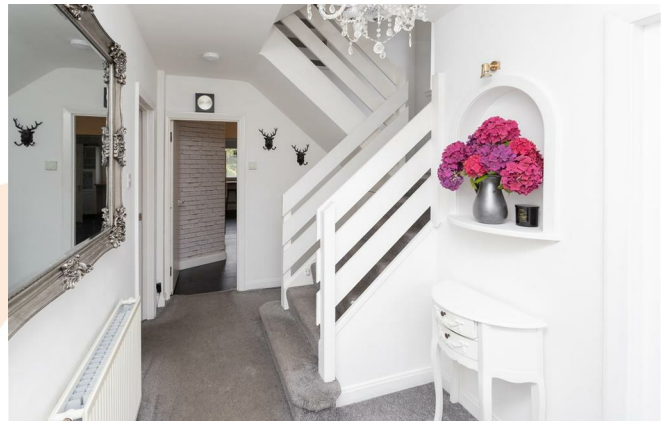
10'6" x 10'6" (3.22 x 3.21)

External

Externally the Property benefits from a large drive and Double Garage. The Drive alone could easily accommodate several cars. To the rear of the property a sizeable and secure garden can be enjoyed. There is also a dedicated Dining area which has been tastefully Waterproofed to enjoy Summer BBQ's regardless of our Perthshire weather.

Location

Set just a few moments from Kinnoull Hill woodland walks and in a highly desirable area. Easy commuting is available from this area with some of Scotland's finest road networks available nearby. Bus routes are also readily available to Perth City Centre. Excellent Primary school services are also located nearby.



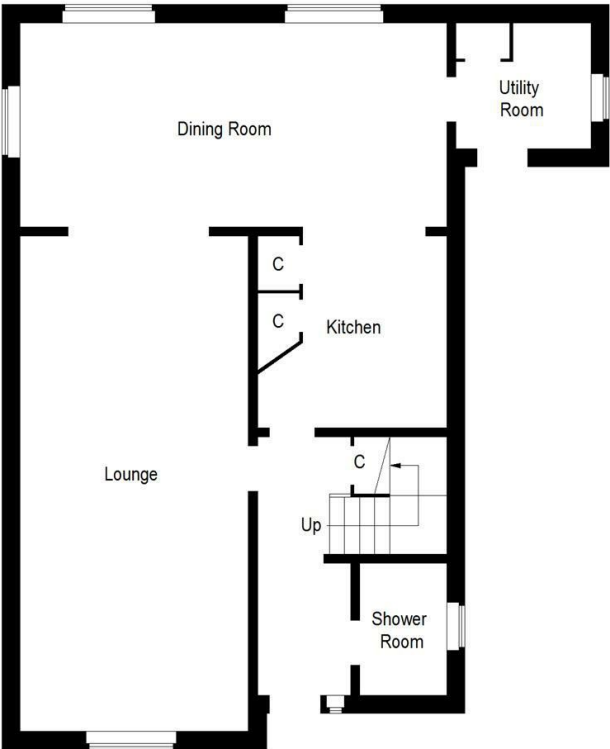


- 5 Beds
- Beautifully Decorated

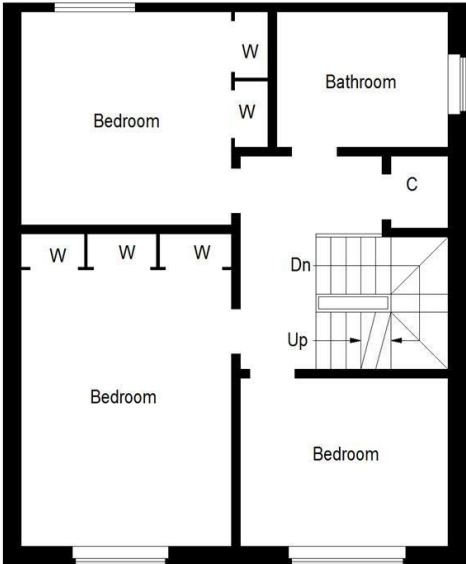
- Gas Central Heating
- Large Driveway

- Stunning Kitchen
- Enjoyable Rear Garden

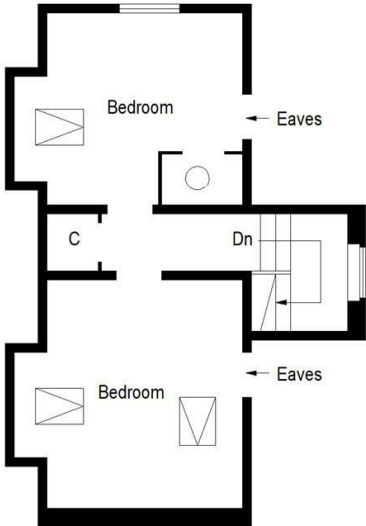




Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		75
(69-80) C	61	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		