

Simple Approach



**8 Mackenzie Drive, Perth
Perthshire PH1 3XT**

Offers over £229,950

Simple Approach are delighted to welcome this beautifully presented Three Bedroom Detached House on Mackenzie Drive to the Perthshire residential market. Set in the heart of the ever desirable Village of Almondbank positioned just a few miles West of Perth this idyllic family home comes to the market in good condition, having been decorated in light, neutral tones and well maintained by the present owner throughout. Comprising; a warm and welcoming lounge with ample space for dining, a fitted kitchen and a bright and spacious conservatory to the rear all set across the ground floor. On the upper level there are two double bedrooms with fitted wardrobes in the master bedroom offering all the living space required by any growing family across two floors. This property boasting sought-after features such as a single garage, double glazing, a private driveway to the front and a good-sized family garden to the rear. Viewing is absolutely essential to appreciate the quality of home on offer, as well as the excellent

Living Room

10'5" x 17'7" (3.19 x 5.36)

Kitchen

11'5" x 8'3" (3.48 x 2.52)

Entrance Hallway

18'6" x 3'0" (5.64 x 0.92)

Downstairs Bathroom

5'0" x 6'0" (1.54 x 1.84)

Dining Room

10'5" x 11'1" (3.20 x 3.39)

Conservatory

10'9" x 10'9" (3.30 x 3.29)

Bedroom 1

8'4" x 10'11" (2.55 x 3.34)

Bedroom 2

11'6" x 12'7" (3.53 x 3.85)

En-suite

5'3" x 4'3" (1.62 x 1.31)

Upstairs Bathroom

4'9" x 5'4" (1.45 x 1.65)

Bedroom 3

11'0" x 10'5" (3.37 x 3.20)

Location

The village of Almondbank has recently become a very desirable area to live within Perthshire, due to its close proximity and easy commuting distance to Perth City just a couple of miles away. Almondbank itself also offers plenty of its own nearby amenities, such as a convenience store, a pub, cafe and a reputable Primary School all within walking distance of this property's doorstep. The Village is well-known for its picturesque surroundings as well as its beautiful field and riverside walks, again all within minutes of Roman Road where the purchaser can enjoy the peace and quiet of a countryside location without falling off the beaten track.

External

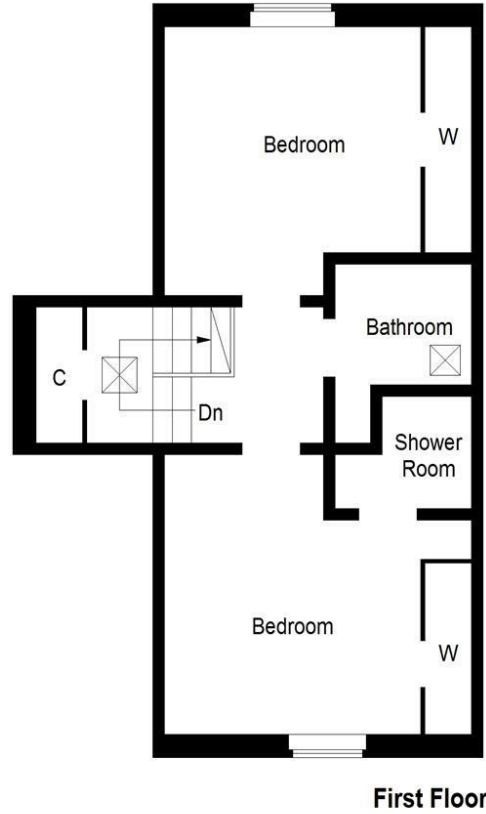
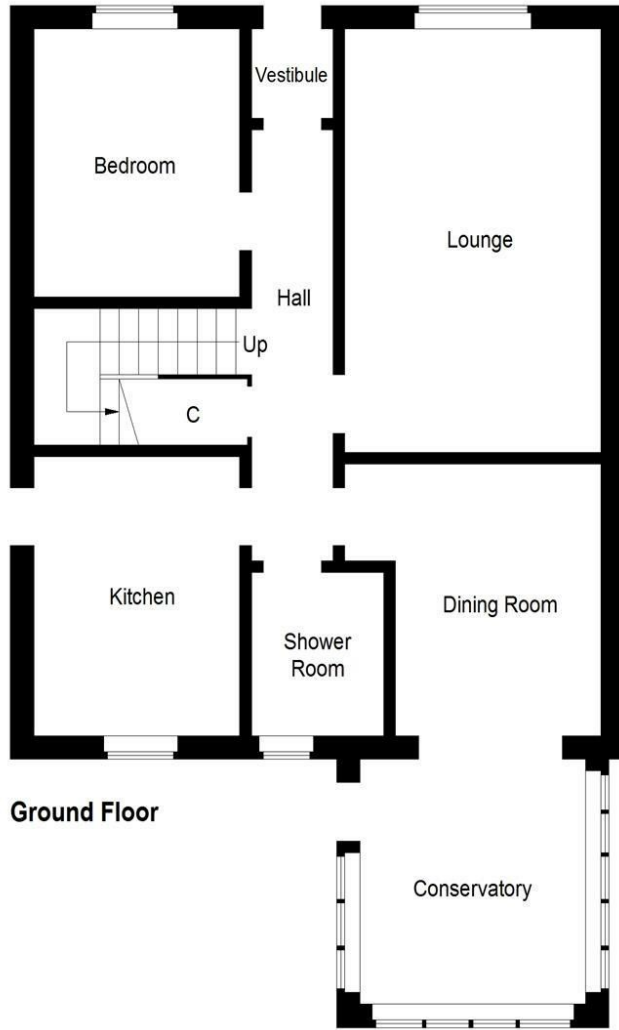
This property enjoys a single very well maintained garage along with a driveway to fit 3 cars. It also come with a south face rear garden to enjoy those long summer evenings.





- Detached Three Bedroom House With A Detached Single Garage
- Single Garage With A Driveway For Three Cars
- Family Bathroom & En-Suite
- Move In Immaculate Condition
- Close To All Local Amenities
- South Facing Rear Garden
- Quiet Residential Location





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland EU Directive 2002/91/EC		