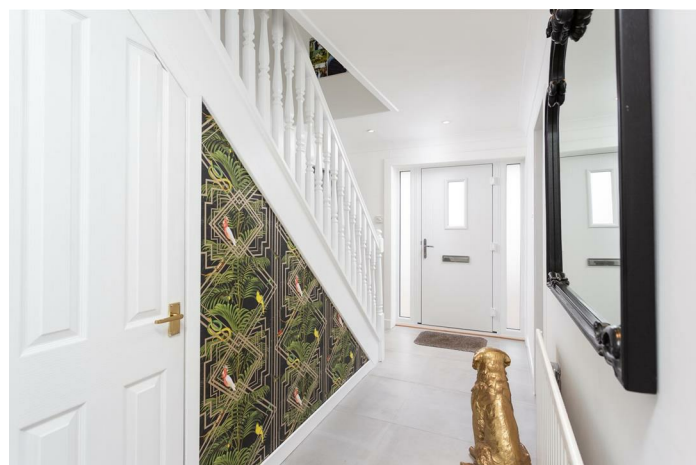


Simple Approach



38 Anderson Drive, Perth
Perthshire PH1 1JX

Offers over £329,950

Simple Approach are delighted to market this ideal detached property in the ever popular Oakbank area of Perth. The spacious accommodation comprises of a large hallway, good-size lounge area with feature bay window and a double sided wood burning stove which can also be enjoyed from the kitchen / dining area. The Dining and kitchen areas provide slick, modern, functional spaces and extra warmth is produced due to the double sided stove and under floor heating. A conveniently placed bar area with fridge within the dining space is ideal for entertaining. Double French doors also provide access to the fabulous garden space. Further accommodation is provided across the ground floor where a stylish family bathroom, utility room and separate office space are available. Also incorporated on the ground floor is two bedrooms orientated to provide views from the front to the east and from the rear to the north. On the upper floor access is granted to the two bedrooms via a bright landing area, where sunrise views across Scone and Kinnoull are enjoyed. The Master bedroom provides full length built in wardrobe space a double sink and also delivers incredible views across to the Cairngorms and Glenshee which can be seen on a clear day. A stylish double shower room with under floor heating completes the upper floor. Externally there is well maintained garden grounds laid to lawn secured on both sides with fencing providing privacy and security. The garden space has been designed to allow for enjoyment of the long Scottish summer evenings and includes a large decking area with built in seating and feature firepit. An outdoor kitchen is also available to ensure easy and pleasant alfresco dining. Parking for several cars is available as well as a single garage.

Lounge

18'8" x 12'0" (5.71 x 3.66)

Kitchen

11'0" x 12'7" (3.37 x 3.84)

Diningroom

21'5" x 12'1" (6.55 x 3.70)

Bathroom (downstairs)

5'8" x 8'5" (1.75 x 2.59)

Bedroom 1

8'7" x 11'1" (2.64 x 3.40)

Utility

9'4" x 7'10" (2.86 x 2.39)

Office

9'1" x 8'2" (2.79 x 2.49)

Bedroom 2

12'5" x 12'0" (3.79 x 3.66)

Bedroom 3

13'0" x 12'9" (3.98 x 3.91)

Bathroom (upstairs)

5'6" x 6'7" (1.68 x 2.01)

Master Bedroom

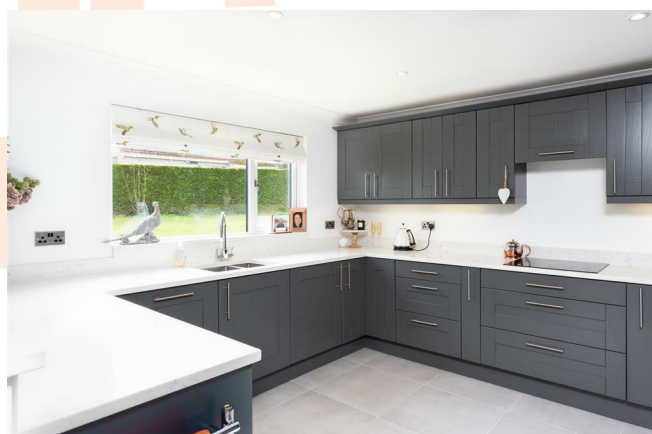
16'8" x 10'3" (5.09 x 3.13)

External

The property has substantial grounds to the front and a large private garden to the rear. There is ample off street parking for several vehicles on the large driveway as well as a single garage. The gardens have been well maintained on either side with the rear garden being fully enclosed for children and pets to enjoy safely, or to entertain in the summer months. Externally the property also benefits from splendid views over Perthshire and an outdoor kitchen is also available for enjoyment.

Location

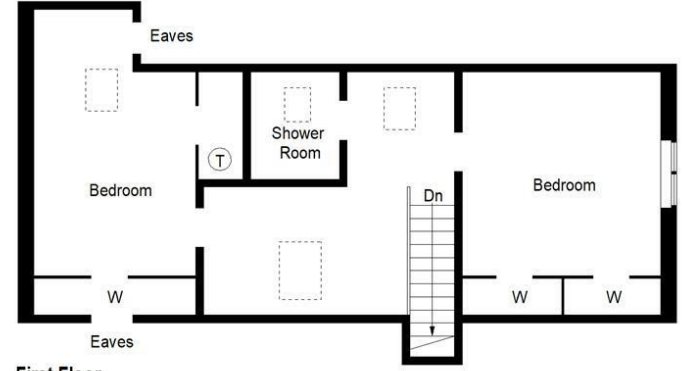
Set in the heart of Oakbank on the outskirts of Perth, this property benefits from amenities such as shops, restaurants, two reputable primary schools and two sought-after secondary schools and is only a five minute drive to the City Centre of Perth and all its High Street amenities. There is a variety of woodland and parks to enjoy within easy reach of this property and is ideally placed for access to the Broxden Roundabout for quick links to larger Cities such as Dundee, Edinburgh and Glasgow- ideal for the commuter.





- Substantial Detached Family Home
- Double Sided Wood Burning Stove with storage facility
- Private Driveway for Several Cars
- Fully kitted garage with work bench
- Open Plan Kitchen / Dining
- Modern Kitchen and Bathroom Suites
- Secure Rear Outdoor Space With Dedicated Dining
- Stunning Bay Window
- Gas Central Heating and newly installed modern Double Glazing
- New boiler and water tank installed 1 year ago





First Floor

Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Scotland		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		81
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
Scotland		