

Simple Approach



Estate Agents



**9 Lady Nairne Drive, Perth
Perthshire PH1 1RF**

Offers over £269,950

Simple Approach are delighted to welcome this bright, spacious and well presented detached family home on Lady Nairne Drive to the Perthshire market. Set within a highly desirable location of the Western Edge, this superb family home ideally placed to take advantage of all local amenities found in the nearby area. This lovely home is the ideal purchase for any growing family and offers plenty of living space over two floors, comprising; a warm and welcoming, front-facing lounge, a modern fitted kitchen with ample space for family dining, a family room with lovely sliding patio doors out to the rear garden, all set across the ground floor and all decorated in light and neutral tones. On the upper level there are four generous bedrooms all with useful fitted storage space and a master ensuite and a further stylish family bathroom with shower over bath facility. This stunning home enjoys sought after features such as gas central heating, double glazing, a large private garden, a sizable driveway and garage. All of these fantastic features makes Lady Nairne Drive the perfect home for a wide range of buyers looking for a well-located property in move-in condition throughout- which only viewing will confirm.

Lounge

16'1" x 15'7" (4.92 x 4.77)

Snug/ Sunroom

9'9" x 9'7" (2.98 x 2.94)

Kitchen

9'7" x 15'1" (2.94 x 4.61)

w/c

3'1" x 5'4" (0.95 x 1.64)

Bedroom

13'7" x 12'7" (4.16 x 3.84)

Ensuite

5'1" x 5'0" (1.56 x 1.53)

Bedroom

9'6" x 8'9" (2.91 x 2.69)

Bedroom

6'5" x 8'5" (1.98 x 2.57)

Bedroom

11'1" x 8'9" (3.39 x 2.67)

Bathroom

6'6" x 6'6" (1.99 x 1.99)

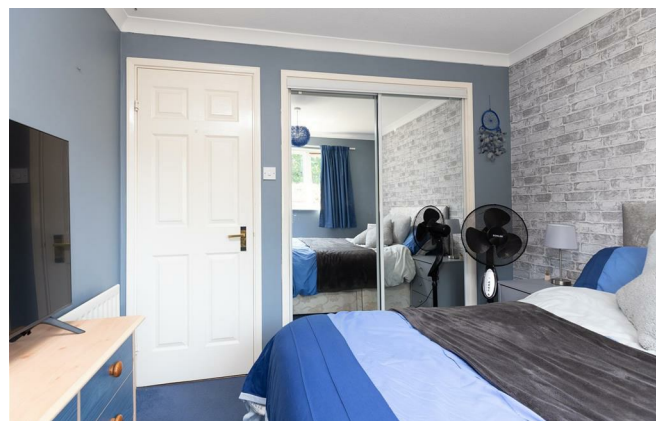
Location

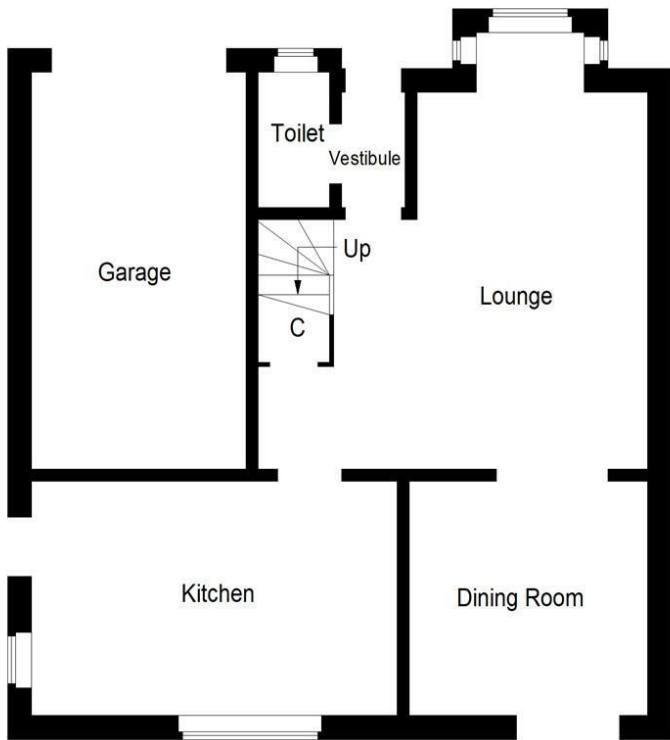
Set in the ever popular Western Edge of Perth, this family home could not be better located for its family-friendly setting without compromising the benefits of being within minutes of local amenities such as a nearby shop, restaurants and a large supermarket, as well as being just off a regular bus route towards Perth City Centre for all High Street shopping. Broxden and Inveralmond roundabouts are just a short drive away offering quick links towards Dundee, Edinburgh and the Central Belt.



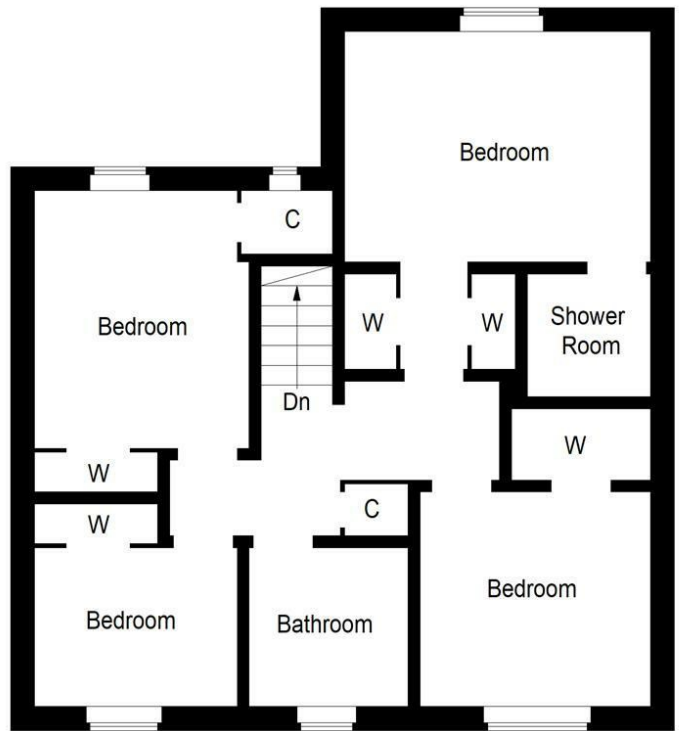


- Stunning Detached Family Home
- Four Sizable Bedrooms & Master Ensuite
- Ample Fitted Storage Space
- Modern Fitted Kitchen
- Bright & Spacious Lounge
- Driveway & Garage
- Gas Central Heating & Double Glazing
- Desirable Western Edge Location

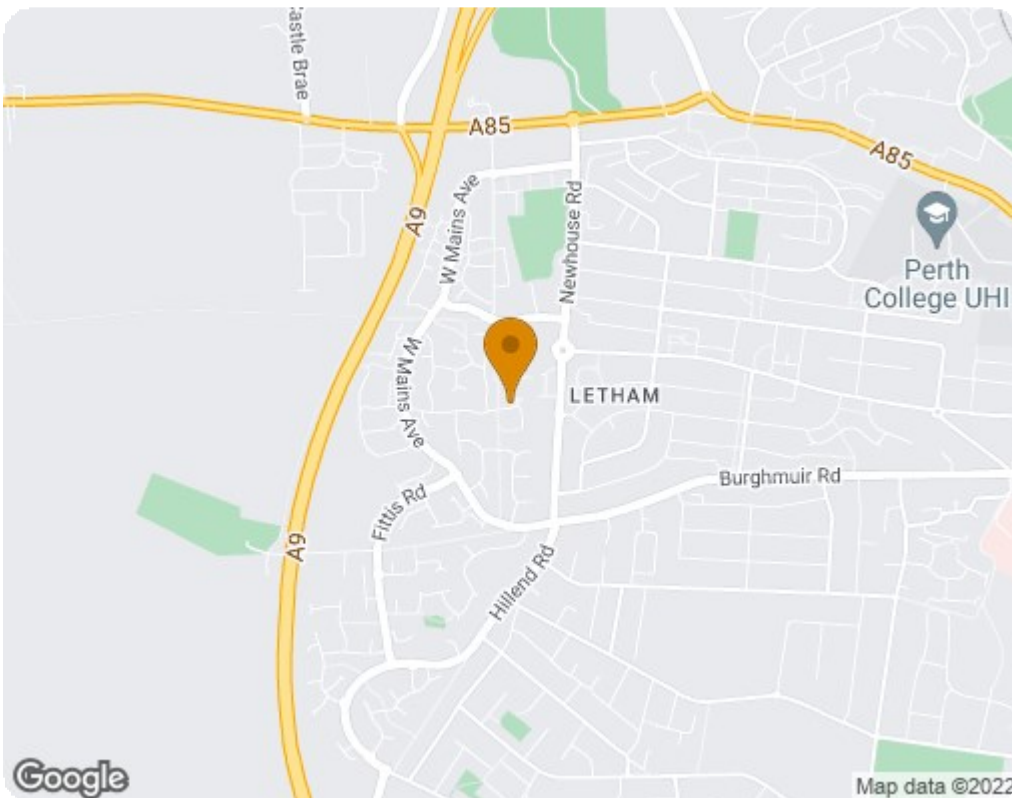




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(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		
(81-91) B		78
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC