



41 St. Marys Drive, Perth, PH2 7BY

Offers Over £350,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

41 St. Marys Drive, Perth, PH2 7BY

Many thanks for your interest with 41 St. Marys Drive, Perth, PH2 7BY.

Next Home Estate Agents dedicate themselves to be available when you are, offering an unbeatable service 7 days a week until 9pm.

We have the largest sales team in Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent.

Not only are we Perthshire's Number 1 choice but we are also local. One of the reasons we know the local markets so well is because we live here. So let us guide you through the selling and buying process.

If you're a first time buyer we have incentives to help get you onto the property ladder - our consultants can advise you through the whole process.

We offer free, no obligation mortgage advice to all our buyers.

If you have a property to sell, contact us to arrange a valuation. We are renown in getting our customers moving quicker and at a higher price than our competitors. Put us to the test and get your free valuation today, call 01738 444342.

If you would like to be kept informed of other great properties like this one please register on our hot buyers list, where we will email you of new property listings and property open days.

Next Home your number 1 choice for property sales



FREE Valuations



We're open 7 days a week until 9pm



Registered Buyers



No obligation mortgage advice



Conveyancing Quotations



First Time Buyer with No Deposit



Next Home's Buying Guide



Next Home Open Days

About the Area

Perth & Perthshire

The city of Perth is cited as the 'Gateway to the Highlands' on account of its splendid central location based around the River Tay. Glasgow, Edinburgh, Dundee and Stirling are all easily accessible by road or excellent rail connections. With a proud history, Perth is a thriving cultural centre with a theatre, art galleries and world class concert hall. It also has vibrant conference venues, cinemas and many option for leisure activities. Several excellent golf courses are within easy reach as is the renowned Perth Racecourse. The 'glorious playground' of the iconic hotel, Gleneagles, is 17 miles to the south.

The wider Perthshire region has endless opportunities for outside pursuits with walking, cycling and rafting all within easy reach.

Property Location

The property is situated on the edge of Perth in the sought-after area of Kinnoull Hill directly opposite an immaculately maintained park and within a few minutes walk of Kinnoull Hill from where Perth's most incredible views and mature woodland walks can be enjoyed.

The city centre is a short walk or drive away and the property offers easy access to the major roads network, the local Kinnoull bus services and local amenities at Bridgend. The area is also within the catchment area for Kinnoull Primary School.





Property Summary

Next Home are delighted to bring this immaculately presented 3 bedroom detached villa, situated in the sought-after area of Kinnoull, Perth.

The property would suit a range of buyers and offers spacious accommodation set over 2 levels. It has benefitted from recent upgrades and modernisation including the addition of a conservatory, new shower room, new internal solid wood doors, a refurbished staircase, new carpets and redecoration internally and externally.

On the ground floor it comprises:

- Vestibule and entrance hall with under stair cupboard;
- Bright and spacious lounge which is open plan to a generous sized dining room with patio doors leading to a modern conservatory;
- Large fully fitted kitchen, open plan to a dining area with patio doors to the garden;
- Spacious utility room;
- Double bedroom with build in storage;
- Modern bathroom.

The first floor is accessed by an oak staircase and leads to:

- Two double bedrooms, one of which has large sliding mirrored wardrobes. Both bedrooms have access to ample storage space in the eaves;
- A tastefully decorated and modern shower room.

Off-street drive way parking comfortably accommodates 2 cars and leads to a single garage.

The south facing rear garden is fully enclosed with mature shrubbery and plants. There is also a lawn and patio area which is ideal for relaxing and hosting.

Gas central heating and double glazing throughout.



Key property features

- ✓ Very well-proportioned with generous living space
- ✓ Immaculately presented
- ✓ Spacious dining kitchen, separate utility room
- ✓ 3 double bedrooms
- ✓ 2 receptions rooms
- ✓ New conservatory
- ✓ Spacious rooms throughout
- ✓ Good Storage
- ✓ South facing rear garden
- ✓ Highly desirable location
- ✓ Chain free
- ✓ Ideal for a range of buyers

















Property Room sizes & Floor Plans

VESTIBULE

ENTRANCE HALL

14' x 5' 2" (4.27m x 1.57m)

LOUNGE

15' 8" x 9' 3" (4.78m x 2.82m)

DINING ROOM

12' 4" x 12' (3.76m x 3.66m)

CONSERVATORY

9' 9" x 9' 6" (2.97m x 2.9m)

KITCHEN

15' 8" x 9' 3" (4.78m x 2.82m)

SNUG/DINING AREA

9' 9" x 8' 8" (2.97m x 2.64m)

UTILITY ROOM

10' 8" x 4' (3.25m x 1.22m)

BATHROOM

7' 3" x 6' 3" (2.21m x 1.91m)

BEDROOM(GROUND FLOOR)

10' 7" x 10' 2" (3.23m x 3.1m)

BEDROOM

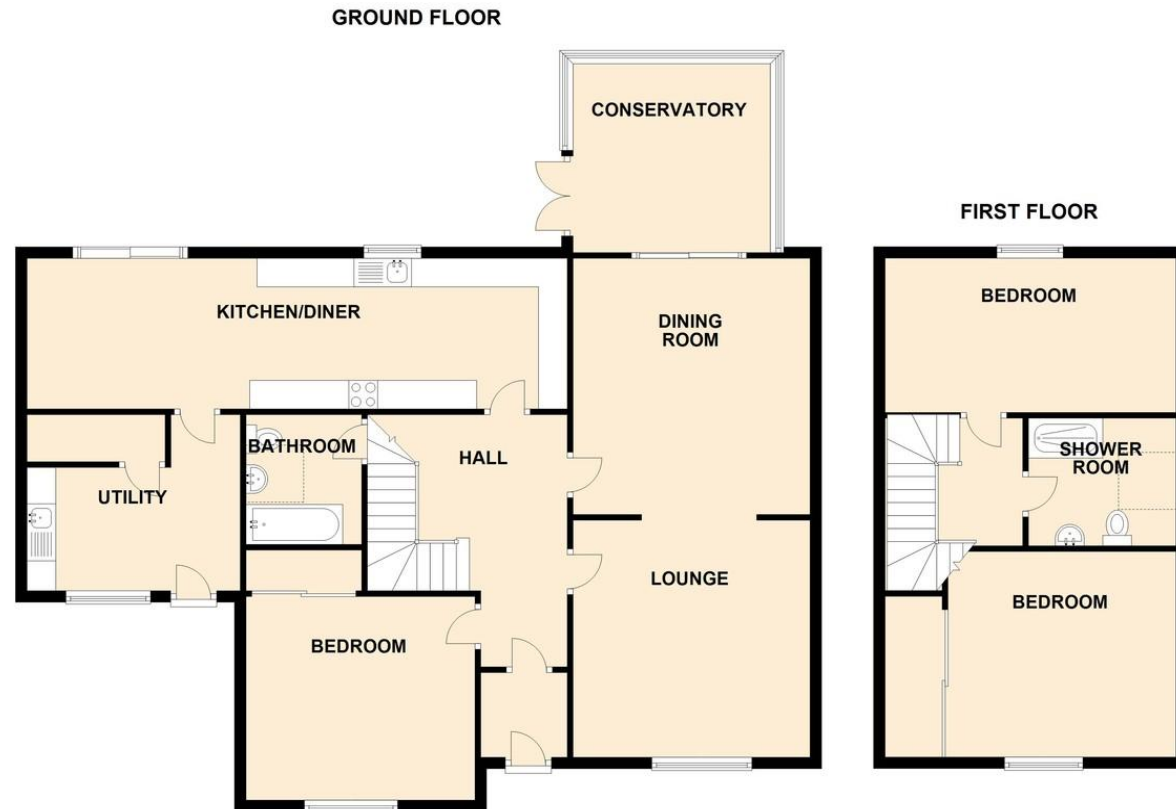
13' 2" x 9' 6" (4.01m x 2.9m)

BEDROOM

11' 8" x 9' 5" (3.56m x 2.87m)

SHOWER ROOM

6' 9" x 5' 9" (2.06m x 1.75m)



PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



NEXTHOME
ESTATE & LETTING AGENTS

TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE TELEPHONE YOUR LOCAL BRANCH BELOW:

63 – 65 George Street, Perth 01738 44 43 42

41 - 43 Allan Street, Blairgowrie..... 01250 39 80 02

47a Atholl Road, Pitlochry..... 01796 54 80 14

1a James Square, Crieff.....01764 65 00 44

211 High Street, Auchterarder.....01764 66 36 66

Email sales@nexthomeonline.co.uk

For more information about Next Home and our services please visit www.nexthomeonline.co.uk

The only Perthshire estate agent available 7 days until 9pm

PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.

Registered Office Argyll House, Quarrywood Court, Livingston, West Lothian EH54 6AX. Registered in Scotland No. SC264812. NEXTHOME (Scotland) Ltd is an appointed representative of Kinggate Law Limited, which is authorised and regulated by the Financial Conduct Authority for advising on and arranging mortgages and insurance, broking and debt counselling of consumer credit agreements.



Next Home are proud to be members of the Property Ombudsman Scheme