



16 Kinmond Drive, Perth, PH2 0TG
Offers over £272,500

 4  2  1  C



16 Kinmond Drive Perth, PH2 0TG

- Modern family villa
- Spacious lounge
- Very private rear garden
- Double glazing
- Sought-after area
- 4 double bedrooms 1 en-suite
- Large dining kitchen
- Gas central heating
- Off-street parking & garage
- Move-in condition

This modern 4 bedroom family villa is located within a sought-after street and is presented in move-in condition. Benefitting from gas central heating, double glazing, good storage space and plenty of parking, the property also has a very private garden to the rear.

On the ground floor there is an entrance hallway, a spacious lounge, large dining kitchen, separate utility room and a handy downstairs WC. On the first floor there is a generous master bedroom with en-suite shower room, three additional bedrooms and a family bathroom. To the front of the property there is a small area of lawn and a driveway providing off-street parking and leading to the garage equipped with power and lighting. The fence-enclosed garden to the rear consists of a slabbed patio, lawn and an additional seating area. There is also a custom built alley shed to one side of the property providing extra storage space.

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Location

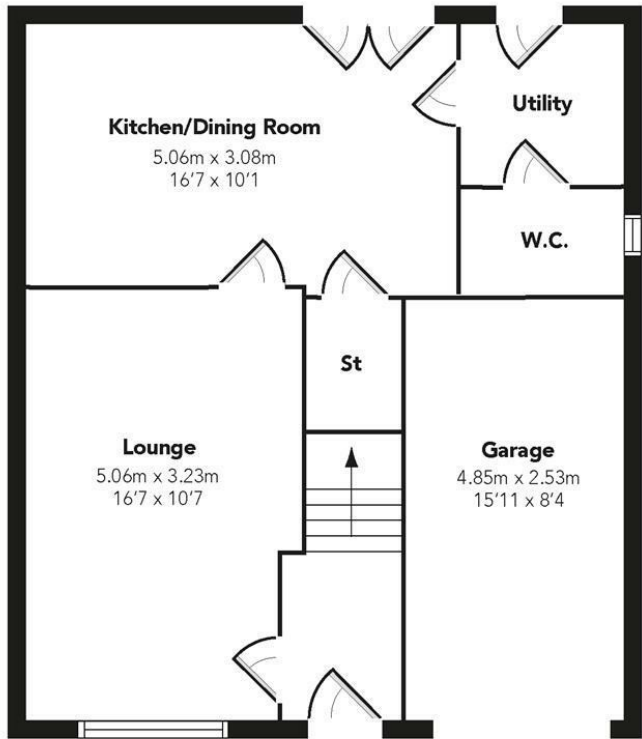
The property is conveniently located within the sought-after Cherrybank area of Perth and within walking distance of local shops, primary schools and secondary schools. There is also a regular bus service nearby as well as road links into the city centre and out to the Broxden roundabout and dual-carriageway.



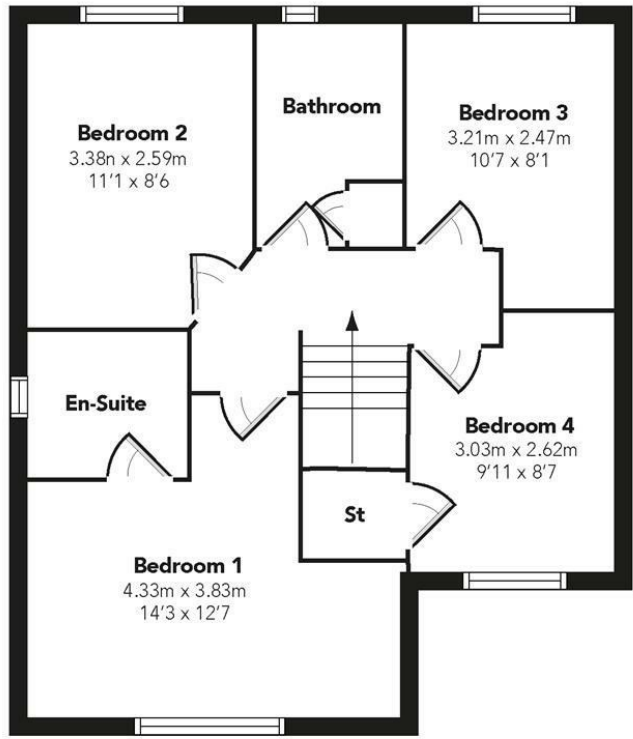




GROUND FLOOR

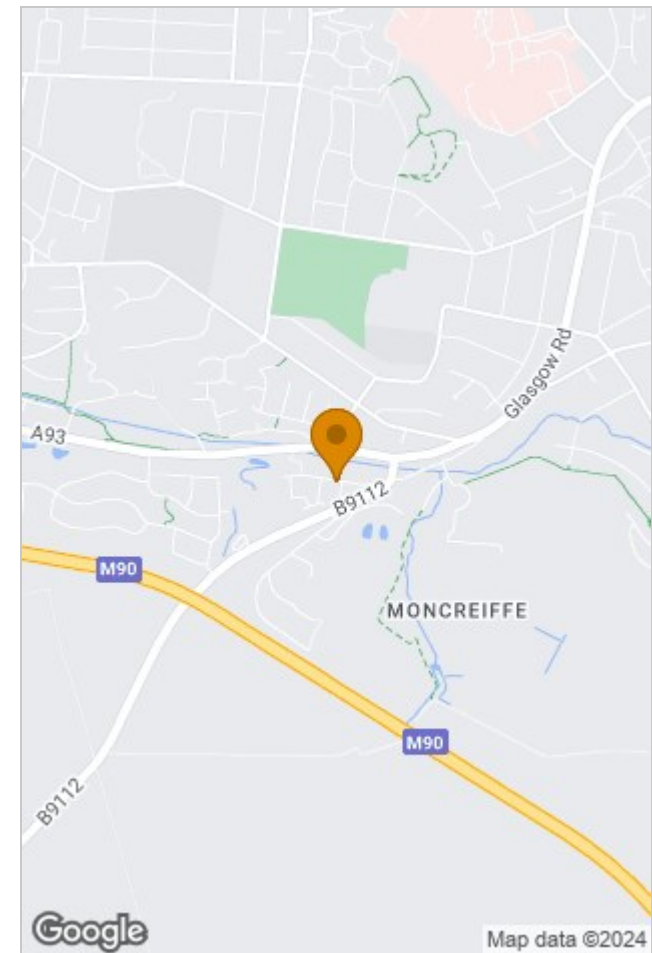


FIRST FLOOR



Floorplans are indicative only - not to scale

Produced by Plushplans



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			91
(81-91) B			
(69-80) C			
(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	EU

Viewing

Please contact our Perth Office on 01738 260 035 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

