



1 Lady Nairne Drive, Perth, PH1 1RF  
Offers over £245,000

 3  2  1  C



# 1 Lady Nairne Drive Perth, PH1 1RF

- Attractive detached bungalow
- Spacious living room
- Gas central heating
- Wealth of off-street parking
- Sought-after area
- 3 double bedrooms 1 en-suite
- Dining kitchen
- Modern double glazing
- Very private rear garden
- Move-in condition

This attractive 3 bedroom (1 en-suite) detached bungalow enjoys a very private, elevated position within the street and has been tastefully styled and modernised throughout. Located within the popular Western Edge area of Perth, the property is presented in move-in condition and benefits from a wealth of off-street parking. It also features gas central heating, modern double glazing and a very private rear garden.

The accommodation consists of an entrance hallway, utility room, a spacious living room with bay window, modern dining kitchen, a stylish bathroom and three double bedrooms with the largest bedroom also featuring its own en-suite shower room. To the front of the property there is a large monobloc driveway providing parking for five or six vehicles. The south-facing garden to the rear is very private and low maintenance. It features a slabbed patio, area of stone chips and a generous timber shed.

Offers over £245,000



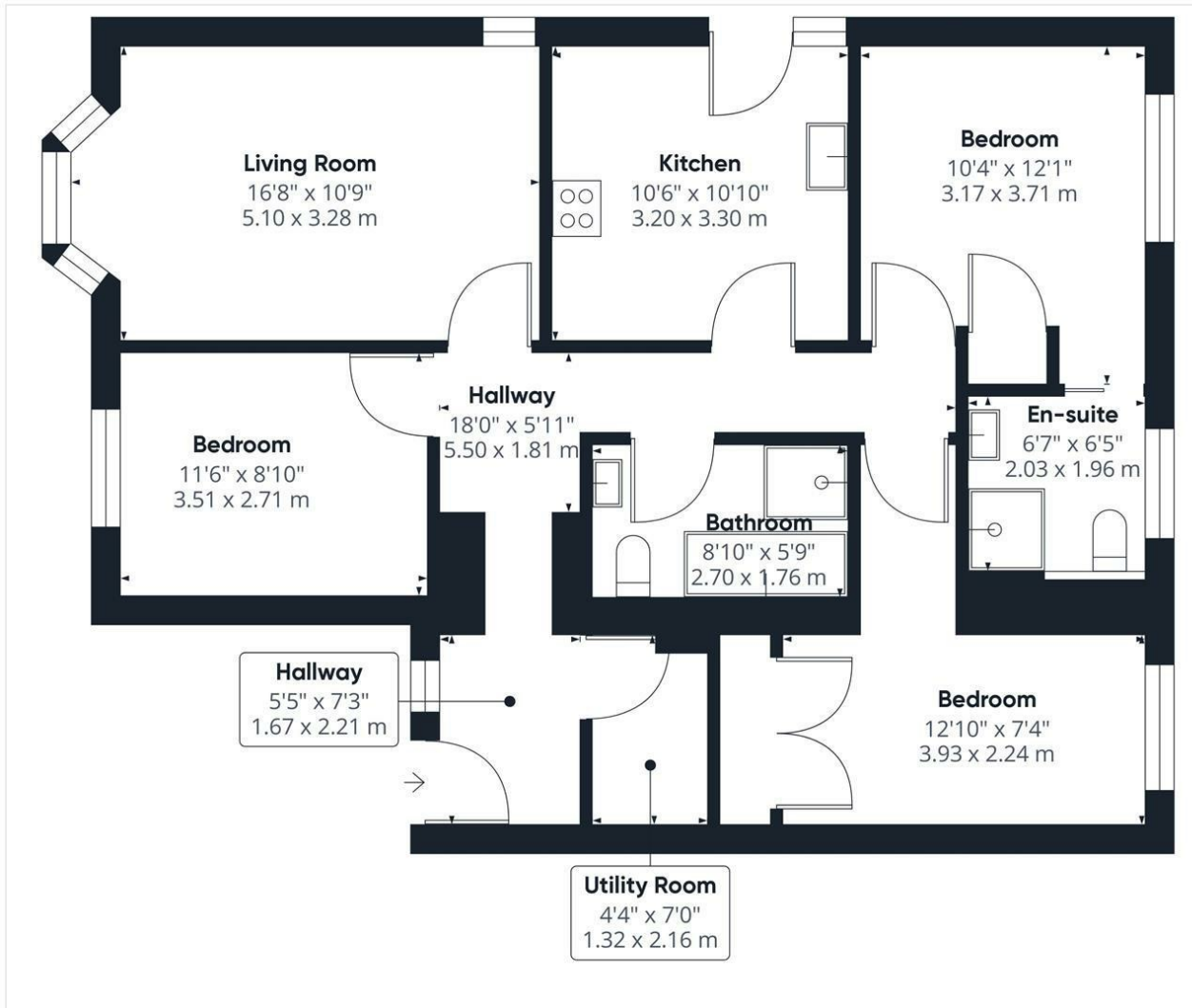


## Location

Lady Nairne Drive is a sought-after street within the Western Edge area of Perth with easy access to many local amenities, travel links and also the SSE Headquarters. Local schools, bus stops and a supermarket can all be found within walking distance.





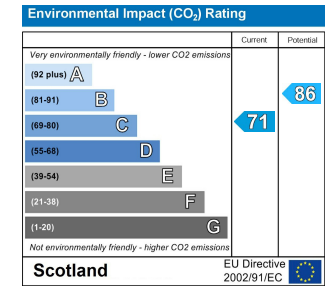
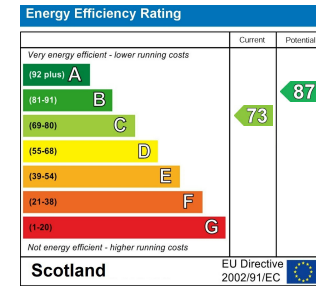
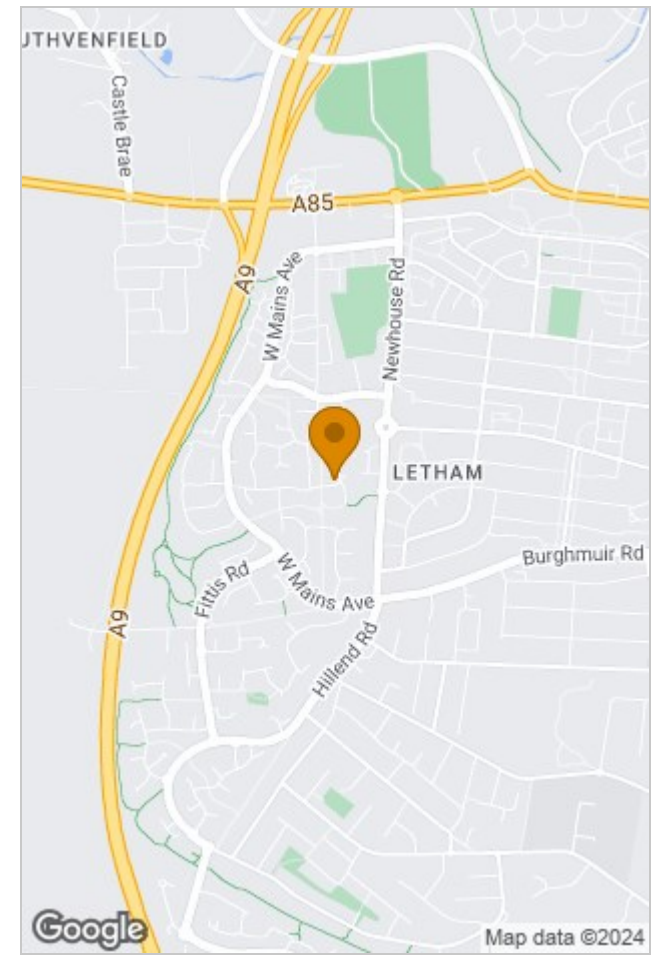


Approximate total area<sup>(1)</sup>  
891.26 ft<sup>2</sup>  
82.8 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



## 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.

