



1 St. Marys Drive, Perth, PH2 7BY
Offers over £425,000

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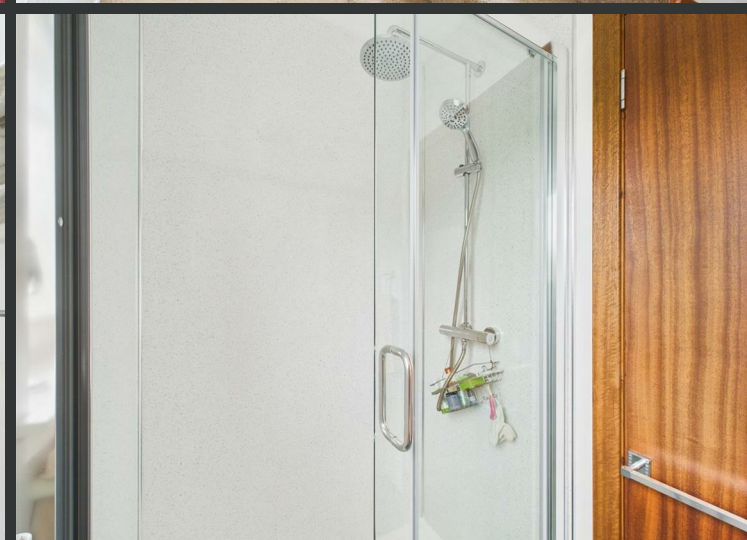
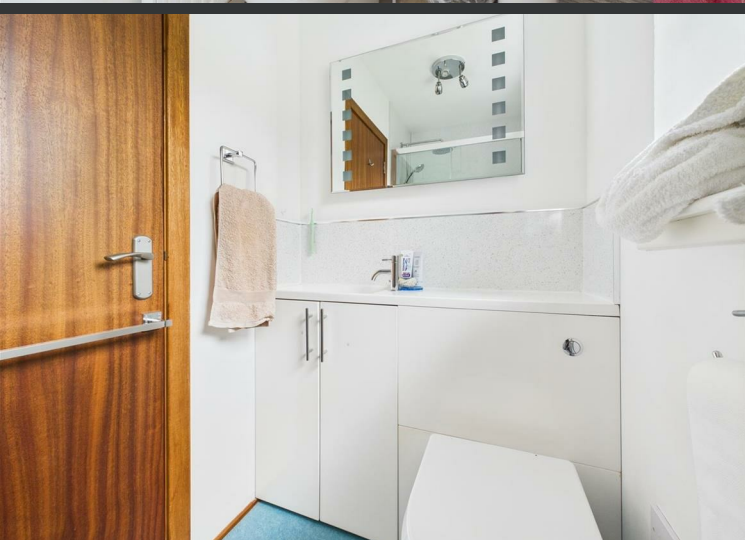
- Extended four-bedroom home
- Spacious lounge with fireplace
- Dining room with French doors to garden
- Principal bedroom with en suite
- Two modern bathrooms + ground floor WC
- Generous 1,539 sq. ft. layout
- Stylish kitchen with separate laundry room
- Additional playroom/snug
- Wealth of off-street parking
- Quiet yet central Perth location

Set within one of Perth's most sought-after residential pockets, 1 St. Mary's Drive is a beautifully presented and generously proportioned four-bedroom detached family home with a flexible layout across two levels, perfect for modern living. Tucked behind vibrant front gardens, this striking property boasts abundant internal space and plenty of natural light throughout.

The ground floor features a welcoming entrance hallway, a bright and spacious lounge with large picture windows and a feature fireplace, a stylish modern kitchen with ample workspace and storage, and a handy laundry room. The layout flows into a charming dining room with dual patio doors opening to the rear garden, plus an additional playroom or snug—ideal for growing families. A guest WC completes the ground level. Upstairs, four generously sized bedrooms offer flexible usage—perfect for families needing home office space or accommodating guests. The principal bedroom benefits from an en suite shower room, while a modern family bathroom with full suite serves the remaining rooms. Outside, the enclosed rear garden has a lovely decked area and lawn space, perfect for entertaining or relaxing in privacy. A garage and off-street parking further enhance the home's appeal. This is an exceptional opportunity to secure a large, stylish, and versatile home in a peaceful yet central location.

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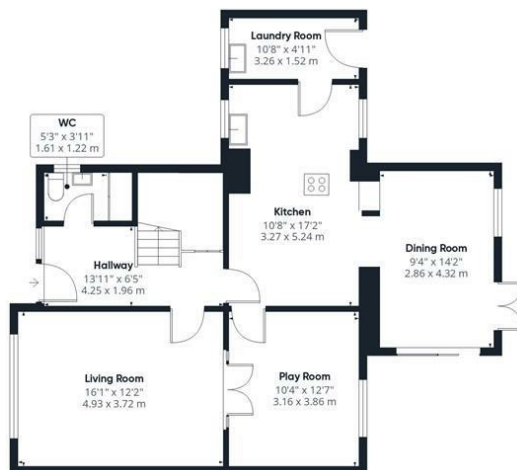


Location

St. Mary's Drive enjoys a prime position in the desirable Kinnoull area of Perth—an established and family-friendly neighbourhood known for its peaceful streets and excellent amenities. Residents benefit from proximity to highly regarded schools, local shops, and scenic green spaces including Kinnoull Hill. Perth city centre, with its vibrant selection of restaurants, cafés, shops, and leisure facilities, is within easy reach. Commuters will appreciate the excellent transport links, including nearby bus services and access to the M90 for Edinburgh or the A9 for Glasgow and the Highlands. It's a perfect spot to enjoy a balance of town and tranquillity.







Ground floor



Floor 1

Approximate total area⁽¹⁾1539 ft²143.1 m²

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		72	8
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		75
(69-80) C	67	
(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

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.

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