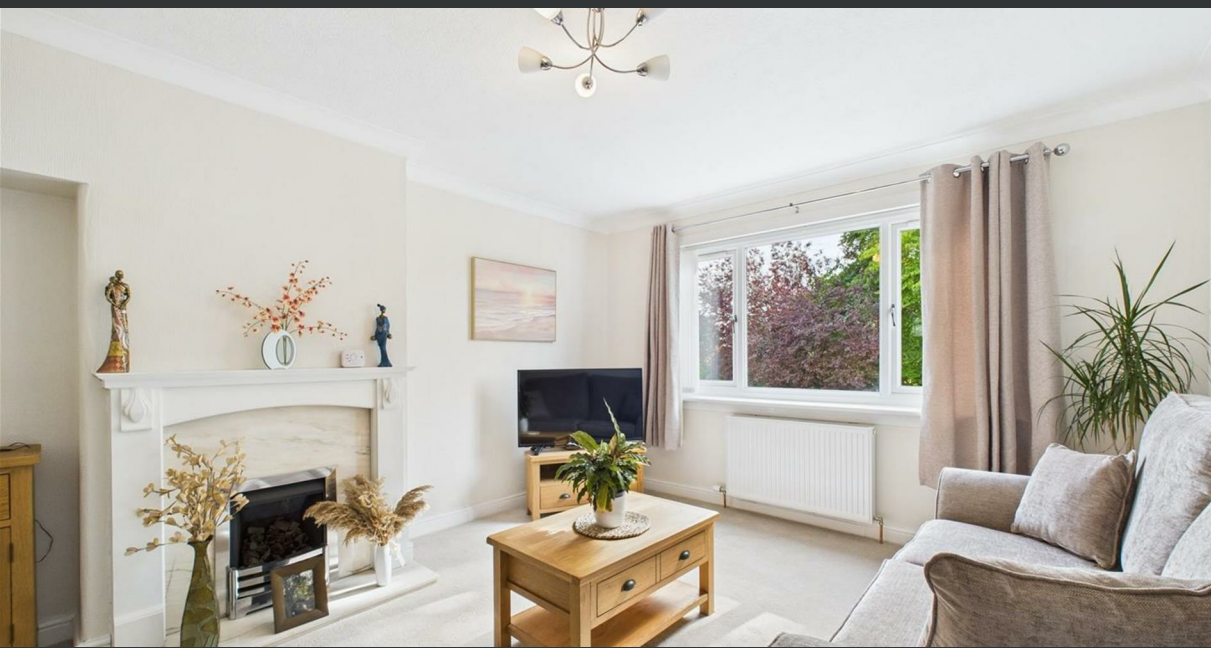




22 Cleeve Drive, Perth, PH1 1HH
Offers over £265,000

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22 Cleeve Drive Perth, PH1 1HH

- Four-bedroom terraced villa
- Stylish lounge with feature fireplace
- Ground floor WC plus family bathroom upstairs
- Spacious principal bedroom with sitting area
- Separate garage
- Exceptionally spacious accommodation
- Generous dining kitchen with utility area
- Flexible layout across both floors
- Fully enclosed rear garden
- Sought-after Perth location

22 Cleeve Drive is a superb four-bedroom terraced villa, offering generous living space, flexible accommodation, and a private garden, all set within a highly sought-after Perth location. This home has been thoughtfully maintained and provides an excellent opportunity for families, professionals, or anyone seeking a versatile property with ample space both inside and out.

The ground floor welcomes you with a bright hallway leading into a stylish lounge featuring a modern fireplace and large window that floods the room with natural light. The dining kitchen is well-equipped with extensive storage, integrated appliances, and space for family meals, with access to a utility area and WC. Two well-sized bedrooms complete the ground floor, offering options for guest accommodation or work-from-home setups. Upstairs, the property boasts two further double bedrooms, including a spacious principal room with a lovely sitting area. A contemporary family bathroom with a full suite completes this level. Externally, the rear garden is fully enclosed, mainly laid to lawn with patio and seating areas, perfect for summer entertaining. The front has low-maintenance stone chips on-street parking and a garage. 22 Cleeve Drive is a move-in-ready home that combines comfort, practicality, and an excellent location.

Offers over £265,000

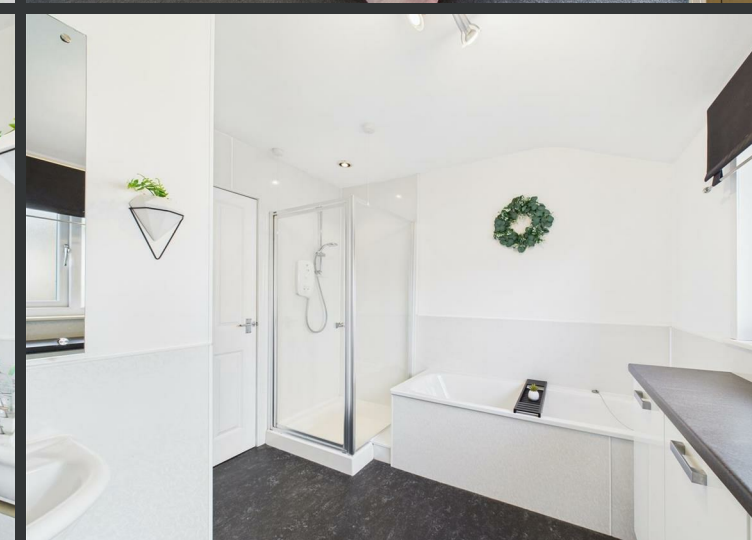
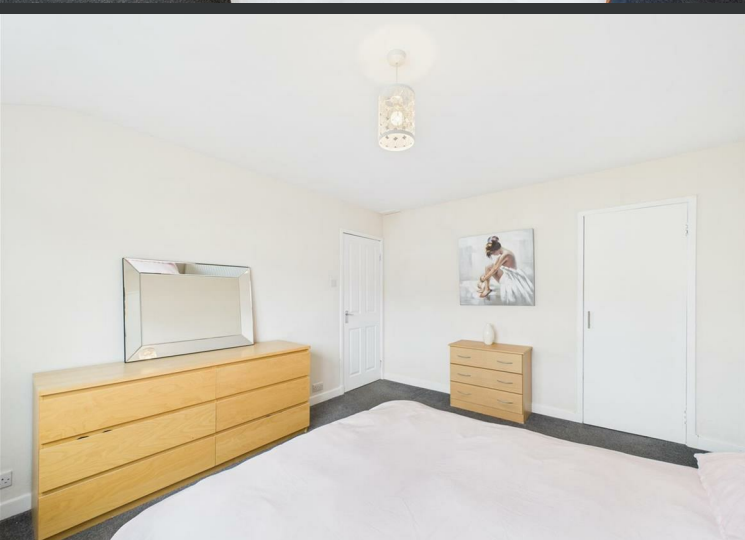




Location

Cleeve Drive enjoys a desirable position in a popular residential area of Perth, well known for its family-friendly environment and excellent connectivity. Local amenities including shops, supermarkets, cafes, and schools are all within easy reach, while Perth city centre offers a wide range of shopping, dining, and cultural attractions. For commuters, the property is conveniently placed for quick access to the A9 and motorway network, linking to Dundee, Stirling, and Edinburgh. Public transport links and Perth railway station provide further travel options. Outdoor enthusiasts will appreciate nearby parks, riverside walks, and easy access to Perthshire's beautiful countryside.







Ground floor



Floor 1

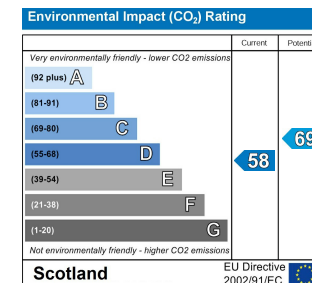
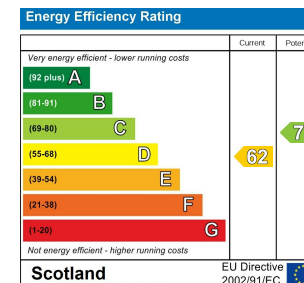
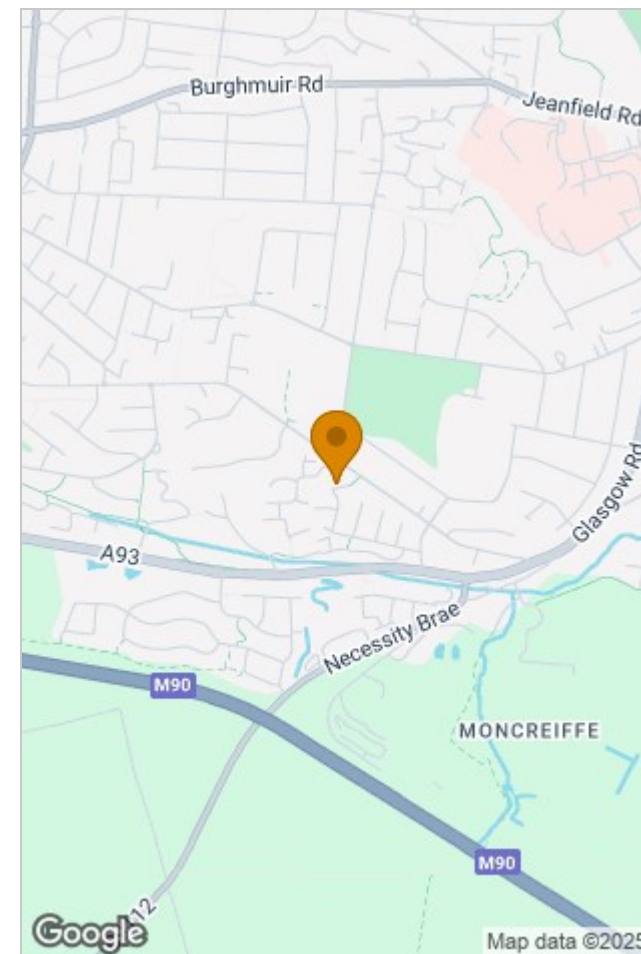


Approximate total area⁽¹⁾
1362 ft²
126.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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