



29 Hermitage Drive, Perth, PH1 2JT  
Offers over £155,000





- Mid-terrace residential property
- Bright and spacious living room
- Bathroom with shower over bath
- Enclosed, low-maintenance rear garden
- ideal for first-time buyers or investors
- Two well-proportioned bedrooms
- Modern fitted kitchen
- Double glazing throughout
- Popular residential location
- Gas central heating

29 Hermitage Drive is a well-presented two-bedroom mid-terrace home, ideally suited to first-time buyers, downsizers, or buy-to-let investors. Located within a popular residential area of Perth, the property offers bright, well-proportioned accommodation arranged over two levels.

The ground floor comprises a welcoming hallway leading into a spacious living room, providing ample space for both relaxing and dining. To the rear, the modern fitted kitchen is thoughtfully laid out with a good range of storage and worktop space, integrated appliances, and a door providing direct access to the rear garden—ideal for indoor-outdoor living.

On the upper level, there are two generous bedrooms, both benefiting from built-in storage and plenty of natural light. The accommodation is completed by a well-appointed bathroom fitted with a contemporary white suite and shower over bath. Externally, the property enjoys a low-maintenance private rear garden, enclosed and laid with paving and gravel, making it ideal for outdoor seating and entertaining. To the front, there is a neat garden area and access to nearby parking. This attractive home offers comfortable, move-in-ready accommodation in a convenient location close to local amenities and transport links.

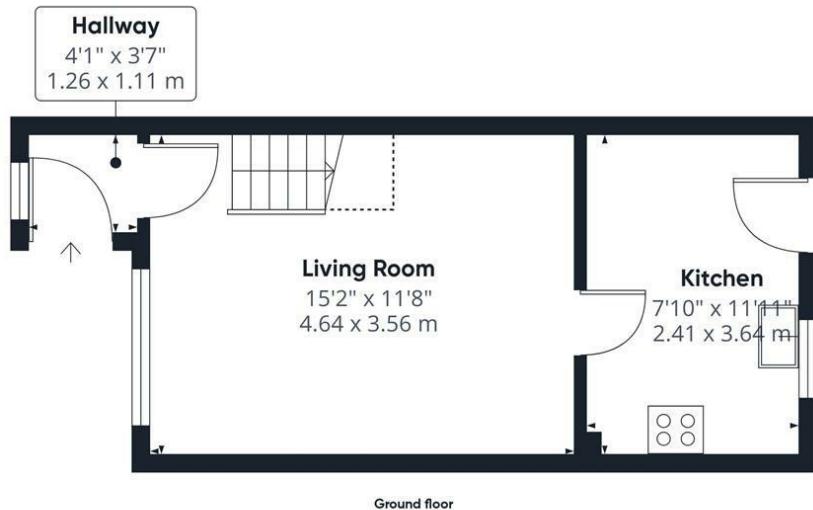




## Location

Hermitage Drive is situated within a well-established residential area of Perth, offering convenient access to a wide range of local amenities. Nearby facilities include supermarkets, schools, healthcare services, and leisure options, with Perth city centre just a short distance away providing additional shopping, dining, and transport links. The area benefits from excellent road connections to the A9 and surrounding routes, making it ideal for commuters travelling to Dundee, Stirling, or further afield. Local green spaces and riverside walks along the Tay are also close by, offering an attractive balance of convenience and outdoor lifestyle.





N  
W  
E  
S



Approximate total area<sup>(1)</sup>

530 ft<sup>2</sup>  
49.3 m<sup>2</sup>

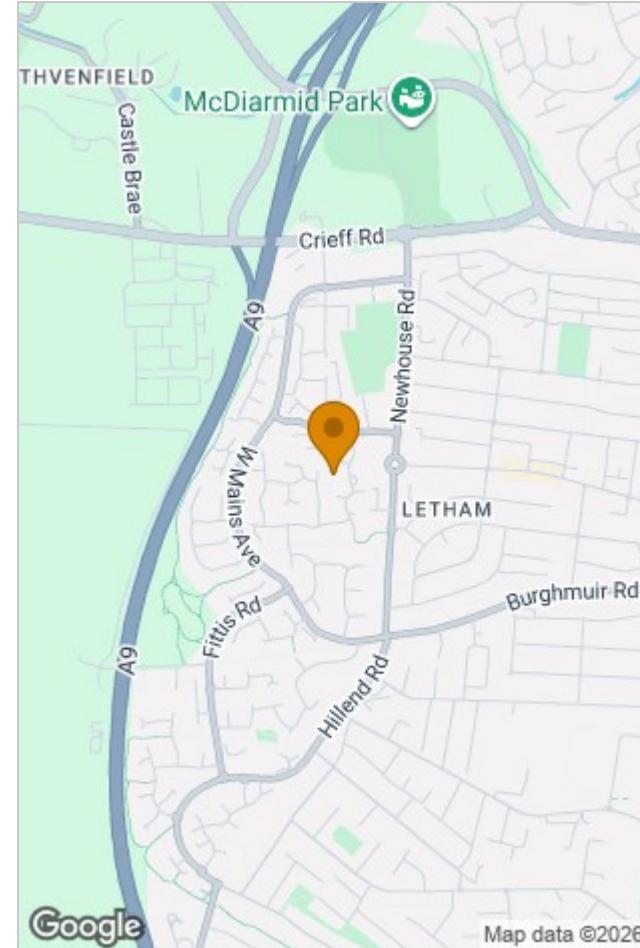
Reduced headroom  
13 ft<sup>2</sup>  
1.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	75	80
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B	82	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> 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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