

Simple Approach



**8 Kinmond Drive, Perth  
PH2 0TG**

**Offers over £238,000**

Simple Approach are pleased to welcome this beautifully presented, semi detached two storey villa on Kinmond Drive to the Perthshire residential sales market. Set in the heart of the modern development of Cherrybank this pristine property offers stylish, contemporary interior throughout having been kept to a high standard by the current owners. Comprising; a bright and spacious lounge, an open plan dining area / attractive fitted kitchen, a downstairs WC, three generous bedrooms with a master ensuite shower room and a further chic family bathroom. This property offers stylish accommodation over two floors and would be appreciated by those seeking the very best in quality and design, without compromising all of the benefits of a warm and welcoming family home, boasting sought-after features such as gas central heating, double glazing, a private driveway and a well-maintained garden to the rear. Viewing is essential to appreciate the fantastic home on offer here at Kinmond Drive.

**Lounge**

16'9" x 10'5" (5.13 x 3.20)

**Kitchen/Diner**

28'1" x 8'0" (8.56 x 2.45)

**WC**

6'11" x 3'6" (2.13 x 1.09)

**Master Bedroom**

12'3" x 8'2" (3.74 x 2.51)

**En-Suite**

6'11" x 5'1" (2.11 x 1.57)

**Bedroom 2**

9'3" x 8'6" (2.83 x 2.61)

**Bedroom 3**

9'4" x 8'1" (2.87 x 2.47)

**Family Bathroom**

6'11" x 6'4" (2.11 x 1.94)

**Walk In Wardrobe**

4'9" x 3'7" (1.47 x 1.10)





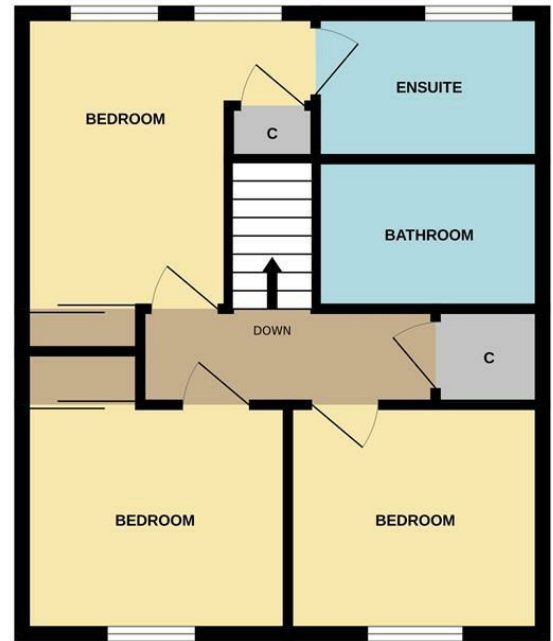
- Stylish Interior Throughout
- Contemporary Fitted Kitchen
- Private Driveway
- Semi Detached Two Storey Villa
- Open Plan Dining Area
- Well Manicured Rear Garden
- Three Bedrooms (Master En-Suite)
- Gas Central Heating & Double Glazing



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>	<b>80</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>		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) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>81</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>Scotland</b>		EU Directive 2002/91/EC