

Simple Approach



**40 Mackenzie Drive, Perth  
Perthshire PH1 3XT**

**Offers over £173,950**



Set within the highly sought-after village of Almondbank, just a short drive from Perth city centre, this well-maintained mid-terraced house on Mackenzie Drive offers a fantastic opportunity for first-time buyers, couples, or small families seeking comfortable living in a quiet residential area.

The property features a bright and spacious lounge, as well as a well-appointed kitchen and a separate dining room—ideal for everyday meals or hosting guests. Upstairs, there are two well-proportioned bedrooms and a family bathroom, providing practical living space across two levels. Externally, the home enjoys a private rear garden, offering a secure and peaceful outdoor space for children, pets, or dining. Further benefits include gas central heating and double glazing throughout, ensuring a warm and energy-efficient environment all year round.

With its desirable location, excellent transport links, and strong community feel, this property represents an excellent opportunity to secure a home in one of the area's most popular residential areas.

### Lounge

13'11" x 13'4" (4.26 x 4.08)

### Dining Room

9'9" x 8'10" (2.99 x 2.71)

### Kitchen

7'10" x 7'9" (2.41 x 2.38)

### Bedroom One

13'11" x 11'6" (4.26 x 3.51)

### Bedroom Two

10'4" x 9'5" (3.15 x 2.88)

### Family Bathroom

5'6" x 6'6" (1.69 x 1.99)

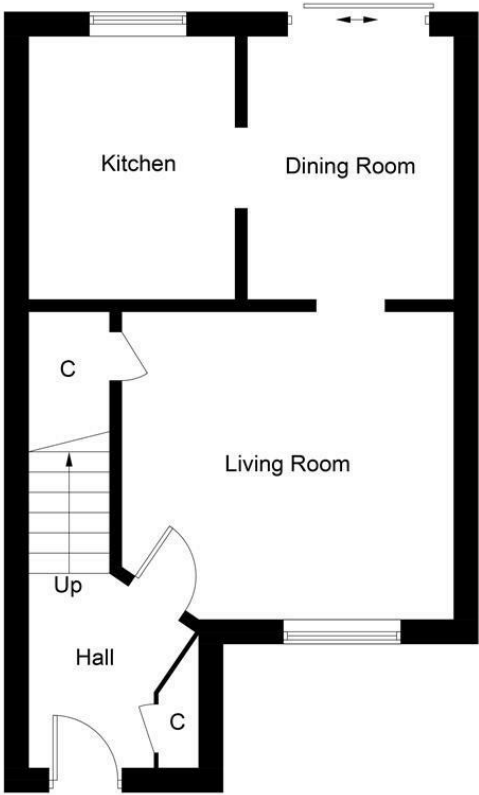




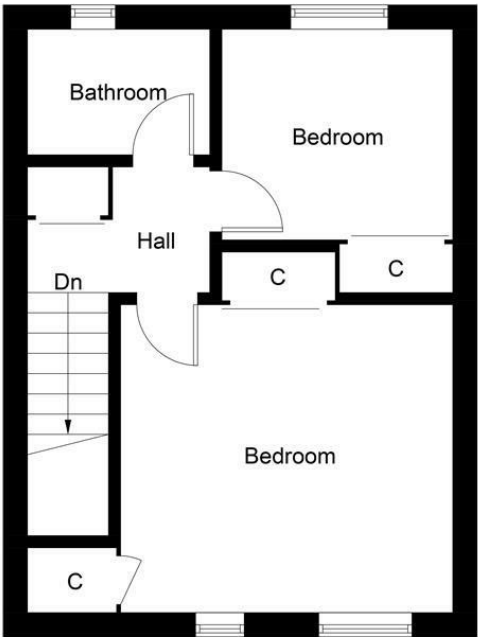
- Mid Terraced House
- Two Bedrooms
- Highly Sought After Residential Location
- Well Presented Throughout
- Gas Central Heating & Double Glazing
- Private Rear Garden
- Cooker Not Included, Sold Via Seperate Negotiation





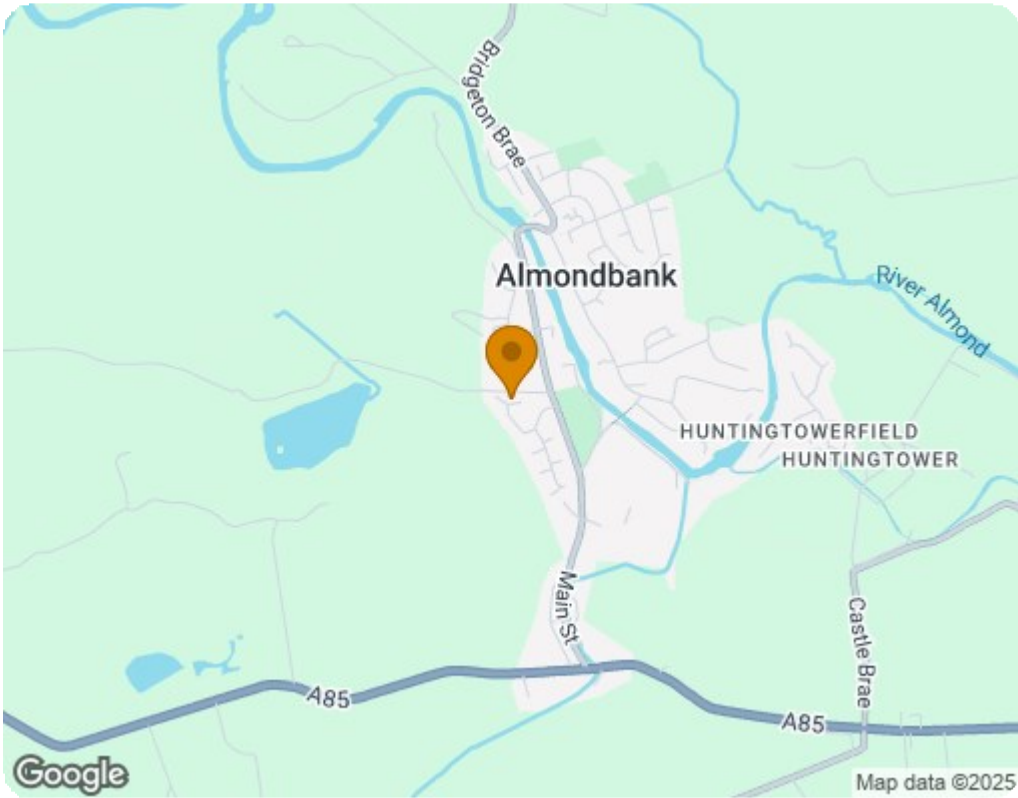


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1223104)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(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	80	81
(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		