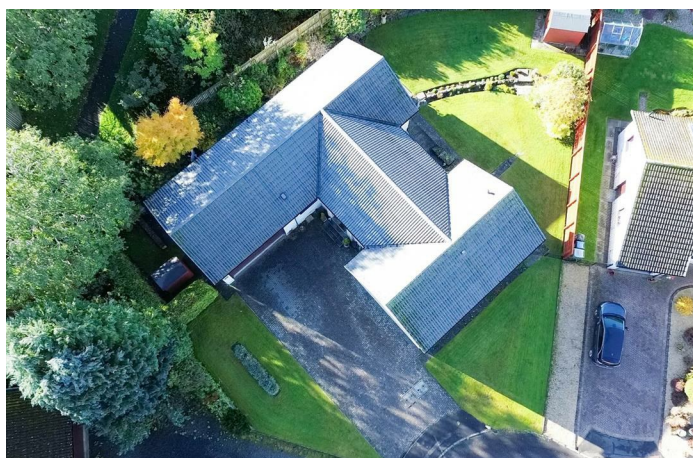


Simple Approach



**31 Lady Nairne Drive, Perth
PH1 1RF**

Offers over £377,950

Welcome to 31 Lady Nairne Drive, a splendid detached bungalow, located in a highly sought-after location in Perth. This charming property boasts an inviting reception room, perfect for relaxing or entertaining guests. With four well-proportioned bedrooms, including a delightful ensuite shower room, this home offers ample space for families or those seeking extra room for guests.

The modern kitchen is a highlight of the property, making it a joy for any home cook. The family bathroom is stylishly designed, ensuring comfort and convenience for all residents.

Outside, you will find a private driveway that provides easy access and parking, along with a serene private rear garden. This outdoor space is ideal for enjoying sunny days, gardening, or simply unwinding in a peaceful setting.

This bungalow combines comfort, style, and practicality, making it an excellent choice for anyone looking to settle in a desirable area of Perth. Don't miss the opportunity to make this lovely property your new home.

Lounge

26'3" x 17'11" (8.01 x 5.48)

Kitchen

11'1" x 8'5" (3.38 x 2.57)

Utility Room

3'6" x 8'11" (1.07 x 2.72)

Garage

17'0" x 18'6" (5.19 x 5.65)

Master Bedroom

13'1" x 10'3" (4.01 x 3.14)

En-suite

7'4" x 4'0" (2.24 x 1.24)

Bedroom Two

8'10" x 10'9" (2.70 x 3.28)

Bedroom Three

10'5" x 8'7" (3.19 x 2.62)

Bedroom Four

6'11" x 10'9" (2.12 x 3.30)

Bedroom Five

10'4" x 8'6" (3.16 x 2.60)

Family Shower Room

5'5" x 9'4" (1.66 x 2.85)

WC

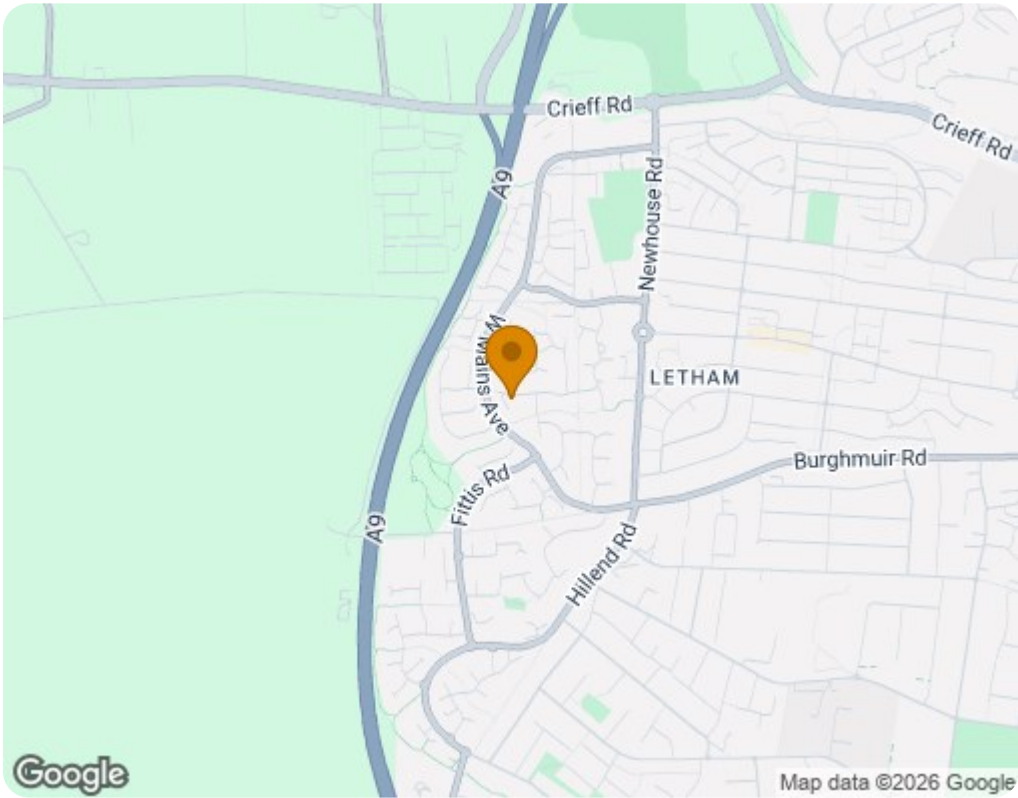
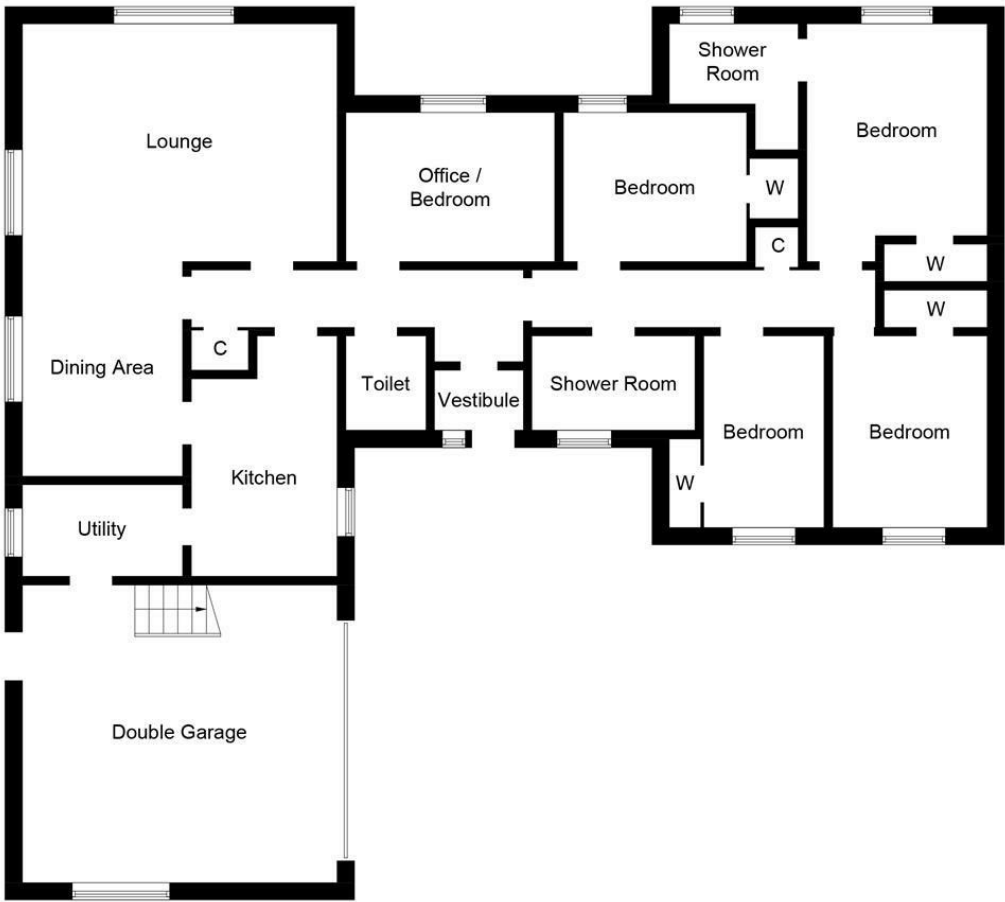
5'1" x 4'7" (1.57 x 1.42)





- Splendid Detached Bungalow in a Highly Sought-After Location in Perth.
- Convenient Location Close to Local Amenities and Transport Links
- Modern Kitchen with Stylish Fittings
- Recently Installed Oak Glazed Doors & A New Shaker Style Kitchen
- Four Well-Proportioned Bedrooms
- Opportunity to Acquire a Charming and Spacious Bungalow.
- Private Driveway Providing Convenient Off-Street Parking
- En-Suite Shower Room
- Private Rear Garden, Ideal for Outdoor Relaxation, Gardening, and Entertaining.
- Ideal for Families or those Seeking Spacious Living





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	69	74
(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		