

Simple Approach



**11 Kinnaird Bank, Perth
PH2 0DH**

Offers over £299,950

Located within a highly desirable area of Perth, this well-presented three-bedroom detached home on Kinnaird Bank offers comfortable and versatile living in a peaceful and established residential setting. While not contemporary in style, the property is maintained to a high standard and is ready to move into, with excellent potential for future modernisation. The accommodation comprises a bright and spacious lounge leading through to a formal dining area. The kitchen is well laid out and complemented by a practical utility room offering additional storage and workspace. To the rear, a charming sun room overlooks the garden, providing a quiet and relaxing space. A convenient downstairs WC completes the ground floor.

Upstairs, the property features three generously sized bedrooms, all offering good natural light and ample storage. The accommodation is served by a shower room with quality fittings. Externally, the property boasts a private driveway and a garage, offering off-street parking and secure storage. The enclosed rear garden is a standout feature—private, well-maintained, and ideal for outdoor enjoyment. This home is ideally located within a highly sought-after neighbourhood, known for its excellent amenities, and proximity to scenic walks, local schools, and Perth city centre. Perfect for couples, families, or downsizers seeking a peaceful yet well-connected location, this property presents a fantastic opportunity to secure a rarely available home in one of Perth's most desirable areas.

Lounge

12'11" x 16'0" (3.96 x 4.90)

Dining Room

9'8" x 11'1" (2.96 x 3.39)

Kitchen

14'9" x 12" (4.50m x 3.66m)

Utility Room

5'11" x 8'11" (1.81 x 2.72)

Sun Room

11'0" x 10'3" (3.36 x 3.14)

Downstairs WC

4'0" x 7'2" (1.22 x 2.20)

Bedroom One

13x14" (3.96mx4.27m)

Bedroom Two

12 x 8'11" (3.66m x 2.72m)

Bedroom Three

13" x 10" (3.96m x 3.05m)

Shower Room

5'10" x 7'7" (1.80 x 2.33)

Garage

9'0" x 17'0" (2.76 x 5.20)





- Detached House
- Gas Central Heating & Double Glazing
- Garage
- Three Generous Bedrooms
- Spacious Lounge & Dining Area
- Spacious Accommodation Throughout
- Highly Sought After Residential Location
- Private Driveway



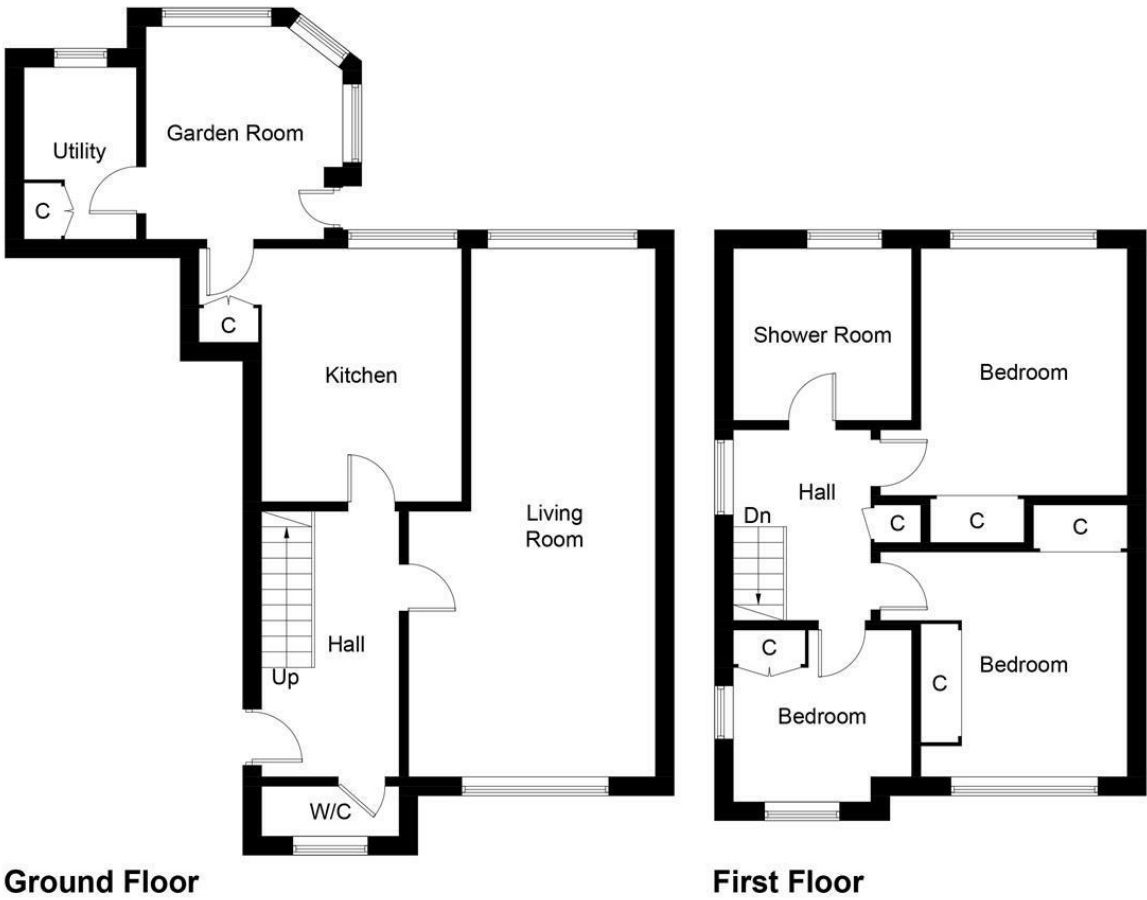
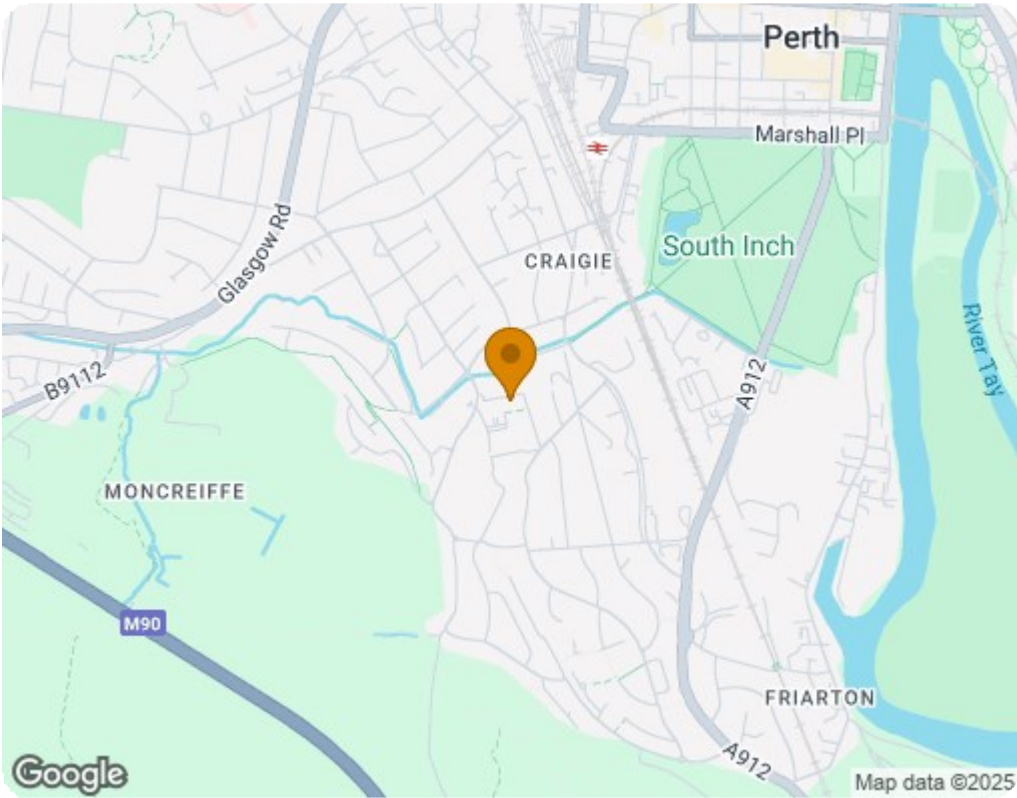


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (1223107)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	66	
(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		73
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		