



12 Athole Drive, Perth, PH1 4NR
Offers over £178,000





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- Three-bedroom semi-detached home
- Bright living room with feature stove
- Conservatory overlooking rear garden
- Generous gravel driveway
- Enclosed rear garden with decking
- Presented in move-in condition
- Modern fitted kitchen with ample units
- Stylish family bathroom
- Oil central heating & double glazing
- Popular residential location

Located within a popular residential area of Stanley, 12 Athole Drive is a spacious and well-presented semi-detached family home offering flexible accommodation over two levels.

The ground floor comprises a welcoming hallway leading into a bright and generously proportioned living room, featuring attractive flooring and a striking focal wall with inset stove, creating a cosy yet contemporary space. The kitchen is fitted with modern units, ample worktop space and integrated appliances, and flows directly into a delightful conservatory. This versatile space overlooks the rear garden and is ideal for dining, relaxing or entertaining. A stylish family bathroom completes the ground floor. Upstairs, the property offers three well-proportioned bedrooms. Externally, the home enjoys a generous gravel driveway providing off-street parking for multiple vehicles. The fully enclosed rear garden features lawn and raised decking, creating a safe and attractive outdoor space for families. This move-in ready home will appeal to families, first-time buyers and those seeking additional living space within easy reach of Perth.





Location

Stanley is a popular village situated just north of Perth, offering a peaceful residential setting with a strong sense of community. The village benefits from local amenities including a primary school, shop, and regular bus services. Nearby Perth provides a wider range of shopping, leisure facilities, secondary schooling and transport links, including rail connections and easy access to the A9 for commuting to Inverness, Stirling and the Central Belt. Surrounded by attractive countryside and close to the River Tay, the area is ideal for those who enjoy outdoor pursuits while remaining within convenient reach of city amenities.







Ground floor



Floor 1



Approximate total area⁽¹⁾

895 ft²
83.2 m²

Reduced headroom

3 ft²
0.3 m²

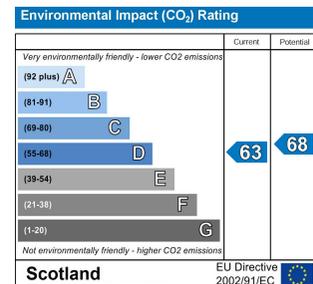
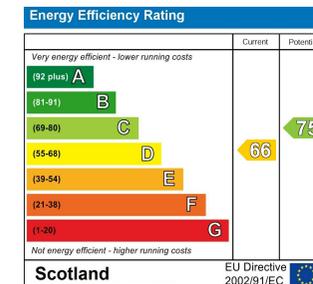
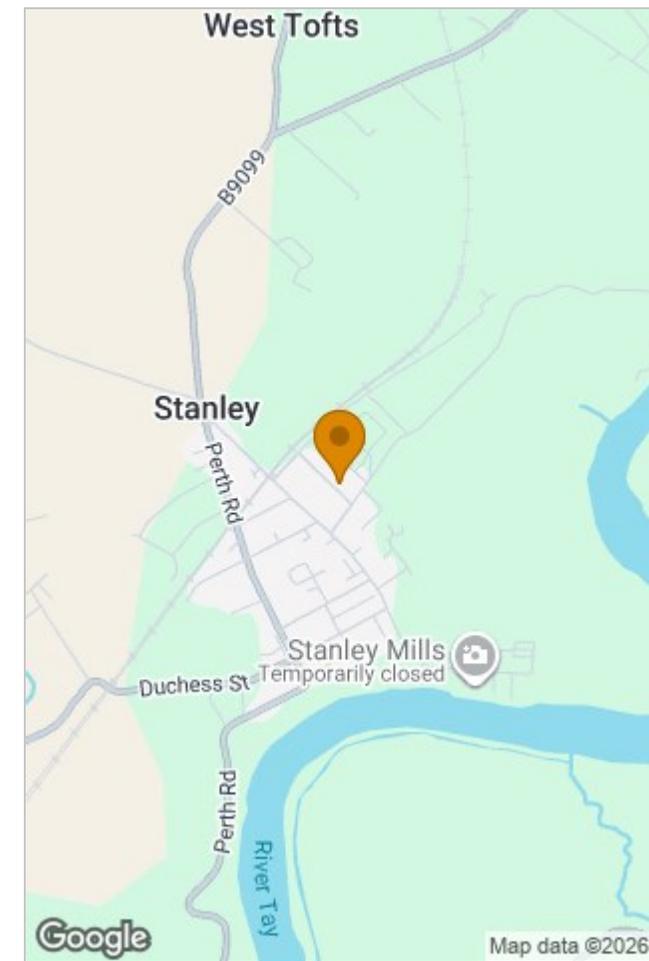
(1) Excluding balconies and terraces.

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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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.

