

Simple Approach



**26 Kinnaber Drive, Perth
PH1 4FJ**

Offers over £325,000

Simple Approach are delighted to welcome this beautifully presented detached family home on Kinnaber Drive, Stanley to the residential sales market. Situated within the highly sought-after Deer Pines development, this impressive property is presented in true move-in condition, offering spacious and modern accommodation ideal for growing families.

The ground floor comprises a bright and spacious front-facing lounge, along with a contemporary kitchen and dining area offering ample space for family living and entertaining. Patio doors lead directly to the stunning private rear garden, creating a seamless connection between indoor and outdoor living. A practical utility room and convenient downstairs WC complete the ground floor. Upstairs, the property boasts four generous bedrooms, including a spacious master bedroom with a stylish en-suite shower room. A modern family bathroom serves the remaining bedrooms.

The home benefits from energy-efficient air source heating and double glazing throughout, ensuring comfort all year round. Externally, the property continues to impress with an absolutely stunning private rear garden, providing a peaceful and private space to relax or entertain. To the front, a generous private driveway offers ample off-street parking and leads to the internal garage, providing excellent additional storage or secure parking.

Set within the desirable Deer Pines development, this fantastic home is close to local amenities, reputable schooling and excellent transport links, making it a superb opportunity for a wide range of buyers.

Kitchen
19'5" x 9'3" (5.93 x 2.82)

Utility Room
6'11" x 6'3" (2.12 x 1.91)

WC
4'7" x 9'5" (1.42 x 2.89)

Lounge
14'4" x 12'8" (4.38 x 3.87)

Bedroom One
9'2" x 12'11" (2.81 x 3.94)

Ensuite Shower Room
6'10" x 5'3" (2.09 x 1.61)

Bedroom Two
10'9" x 10'0" (3.30 x 3.05)

Bedroom Three
8'9" x 8'8" (2.68 x 2.65)

Bedroom Four
10'3" x 8'10" (3.13 x 2.71)

Family Bathroom
5'5" x 7'1" (1.66 x 2.18)

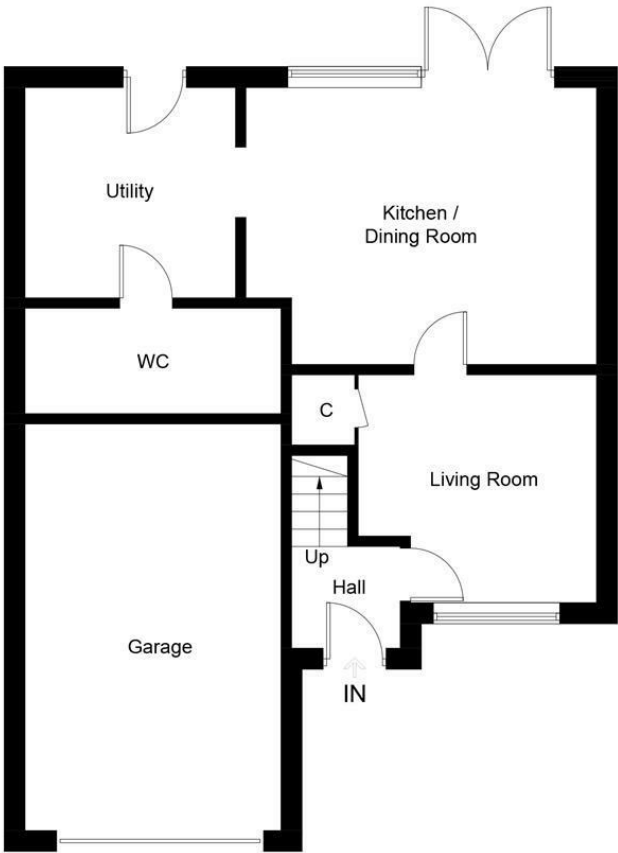




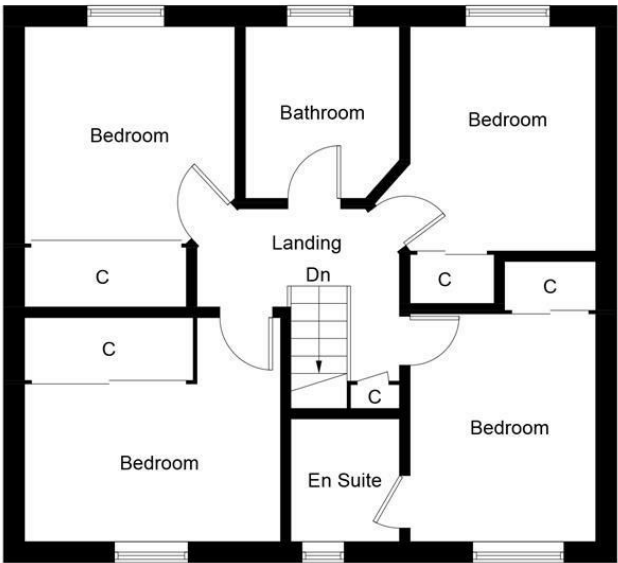
- Beautifully Presented Detached Family Home
- Modern Kitchen/Dining Area With Patio Doors
- Contemporary Family Bathroom
- Sought-After Deer Pines Development
- Practical Utility Room & Downstairs WC Which Has The Plumbing In Place For A Wet Room
- Air Source Heat Pump & Double Glazing Throughout
- Bright & Spacious Front-Facing Lounge
- Four Generous Bedrooms & A Master Ensuite
- Stunning Private Rear Garden with a Private Driveway & Internal Garage



26 Kinnaber Drive



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1322745)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	85
(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	95	96
(81-91) B		
(69-80) C		
(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		