



37A Hermitage Drive, Perth, PH1 2JT
Offers over £90,000

 1  1  1  D



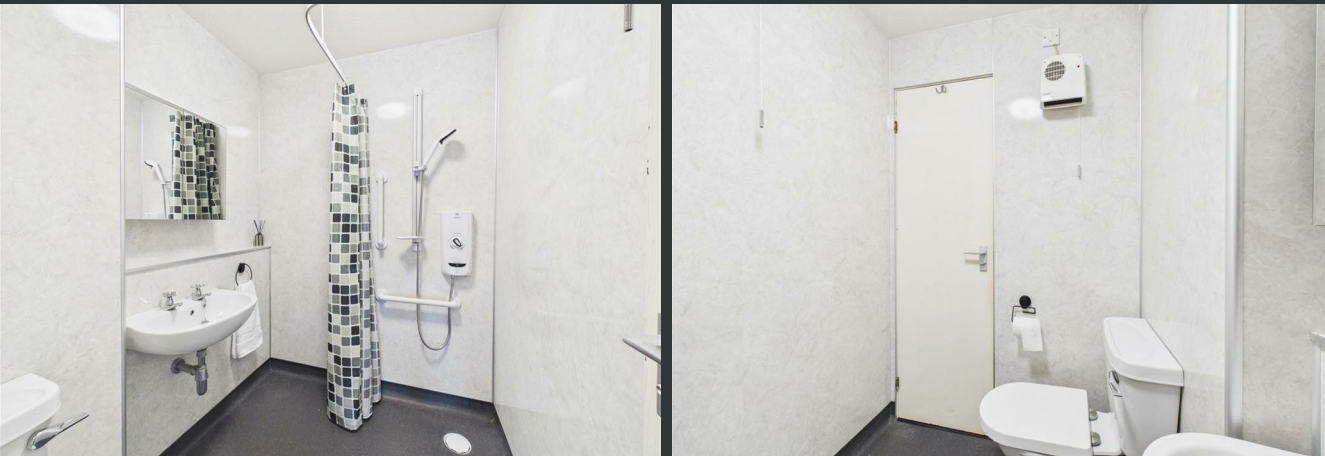
37A Hermitage Drive Perth, PH1 2JT

Offers over £90,000

- Spacious ground floor flat
- Bright spacious living room
- Modern wet room
- Neutral décor throughout
- Double glazing and electric heating
- One double bedroom
- Fitted kitchen with rear access
- Built-in wardrobe storage
- Private rear garden area
- Off-street parking

Located within a quiet and established residential area of Perth, 37A Hermitage Drive is a well-presented one-bedroom ground floor flat offering comfortable and easily maintained accommodation, ideal for first-time buyers, downsizers, or investors.

The property features a bright and spacious living room with large front-facing window allowing excellent natural light throughout the day. The fitted kitchen offers a good range of storage units, workspace, and direct access to the rear garden area. The generously sized double bedroom benefits from built-in wardrobe storage, while the modern wet room has been designed for practicality and ease of use. Further accommodation includes a welcoming entrance vestibule, hallway, and useful additional storage cupboards. The property is presented in fresh neutral décor throughout and benefits from double glazing and electric heating. Externally, there are attractive low-maintenance gardens to both the front and rear, with the rear garden providing a private outdoor seating area ideal for relaxing. Private off-street parking is available to the front. Conveniently located close to local amenities, public transport links, and Perth city centre, this attractive flat offers an excellent opportunity for a range of purchasers seeking comfortable accommodation in a popular location.





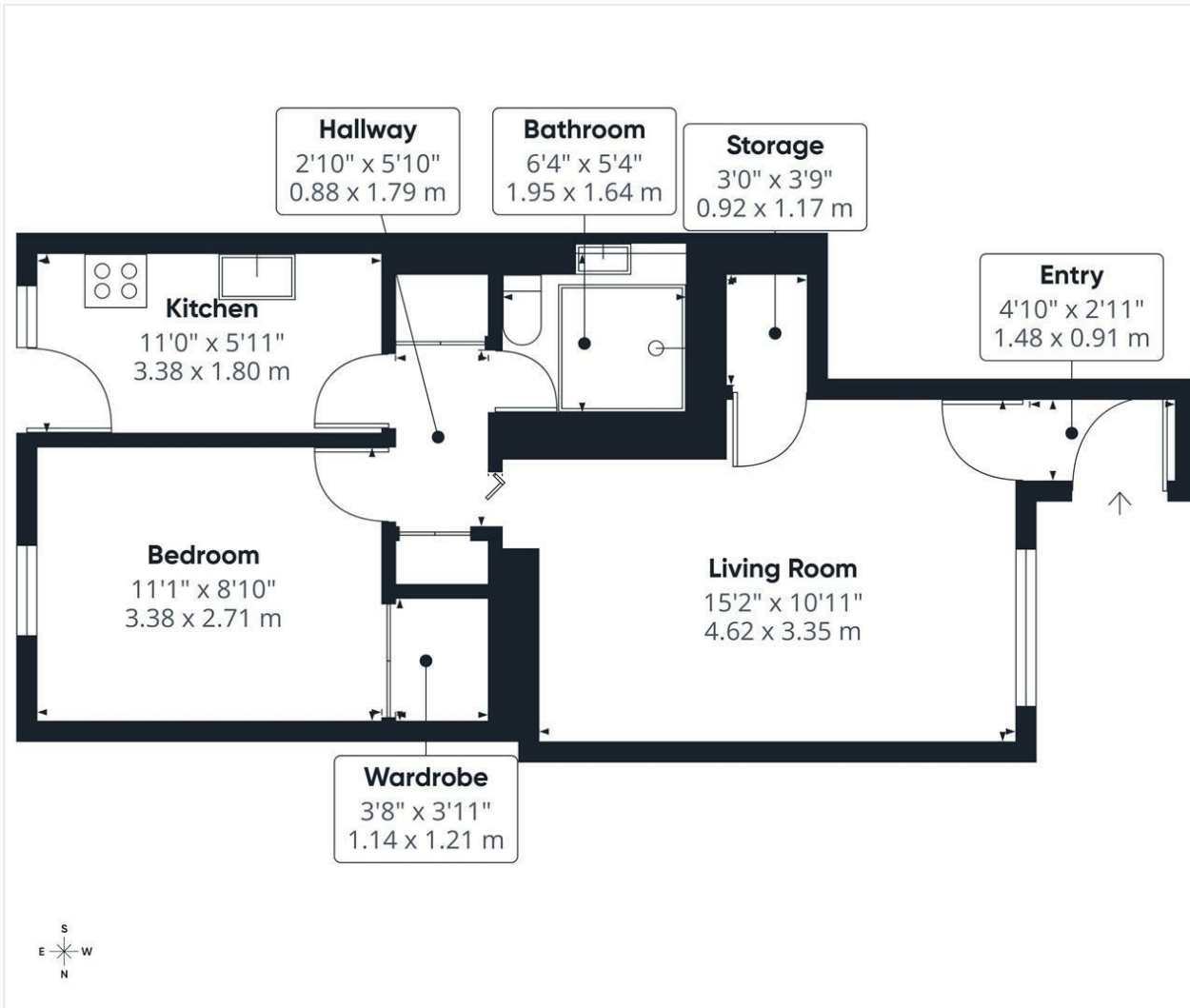
Location

Hermitage Drive is situated within a popular and convenient residential area on the outskirts of Perth, offering easy access to a range of local amenities and services. Nearby facilities include supermarkets, local shops, healthcare services, and leisure amenities, while Perth city centre provides a wider selection of retail, dining, and entertainment options. Excellent public transport links operate throughout the area, and the nearby A9 offers straightforward commuting to Dundee, Stirling, Edinburgh, and Inverness. The surrounding area also benefits from attractive green spaces and walking routes, making it a desirable location for a variety of buyers seeking both convenience and a peaceful residential setting.





37A

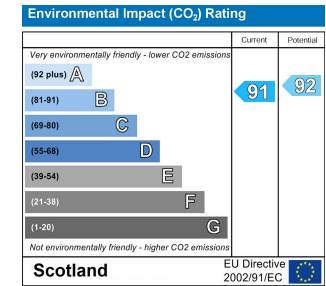
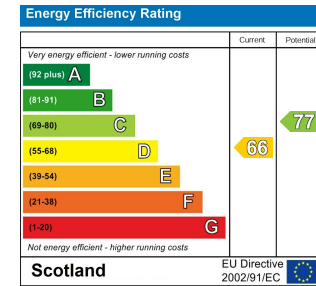
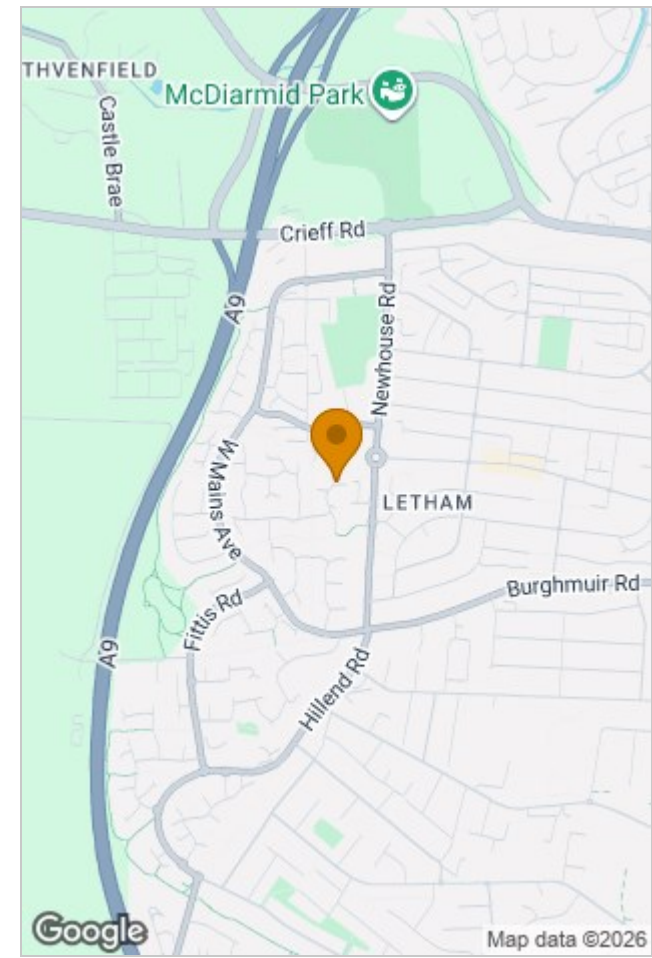


Approximate total area⁽¹⁾
432 ft²
40.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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.

