

property@hodge



38 Athollbank Drive
Perth
PH1 1NF

Offers over
£283,500





This well-presented three-bedroom detached villa is set over two levels and is situated within a highly sought-after residential area of Perth.

The property comprises an entrance vestibule, a spacious lounge, kitchen and a separate dining area and newly fitted W.C Cloakroom. The upper level offers three bedrooms, two of which benefit from built-in wardrobes, along with a newly fitted family bathroom.

Further benefits include gas central heating, newly installed front door and double glazing throughout.

Externally, a paved driveway provides off-street parking for several vehicles and leads to a single garage, behind which is a secure workshop. The front garden is predominantly laid to lawn and features attractive borders planted with a variety of colourful shrubs.

The private rear garden also laid to lawn and is enhanced by mature trees, shrubs and a greenhouse, providing an attractive and peaceful outdoor space.

The property enjoys convenient access to a range of local shops and amenities, sports centres, clubs and community activities and also within close proximity to Perth Royal Infirmary. There are also well-regarded schools and college facilities nearby, while excellent transport links provide easy connections to Perth and surrounding areas.

Early viewing is highly recommended to fully appreciate the accommodation, setting and excellent features this property has to offer.

Lounge 4.82m x 3.61m (15'10" x 11'10")

Kitchen 3.38m x 2.38m (11'1" x 7'10")

Dining Area 3.35m x 0.93m (10'12" x 3'1")

W.C Cloakroom 1.90m x 0.93m (6'3" x 3'1")

Bedroom One 5.34m x 2.43m (17'6" x 7'12")

Bedroom Two 3.55m x 2.94m (11'8" x 9'8")

Bedroom Three 3.57m x 2.46m (11'9" x 8'1")

Bathroom 2.42m x 1.65m (7'11" x 5'5")



■ 3 Bedrooms

■ Kitchen

■ Dining Area

■ Lounge

■ Bathroom

■ Shops & Amenities Nearby

■ Residential Area

■ Near Community Campus

■ Council Tax Band E

■ EPC Rating C

3x  2x  2x 



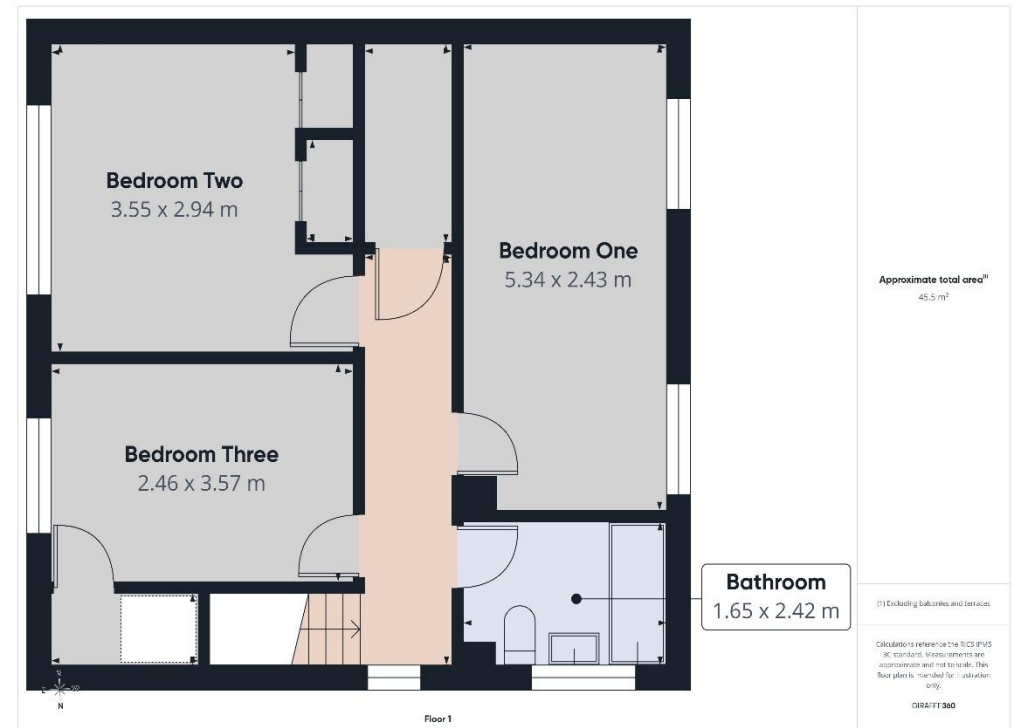
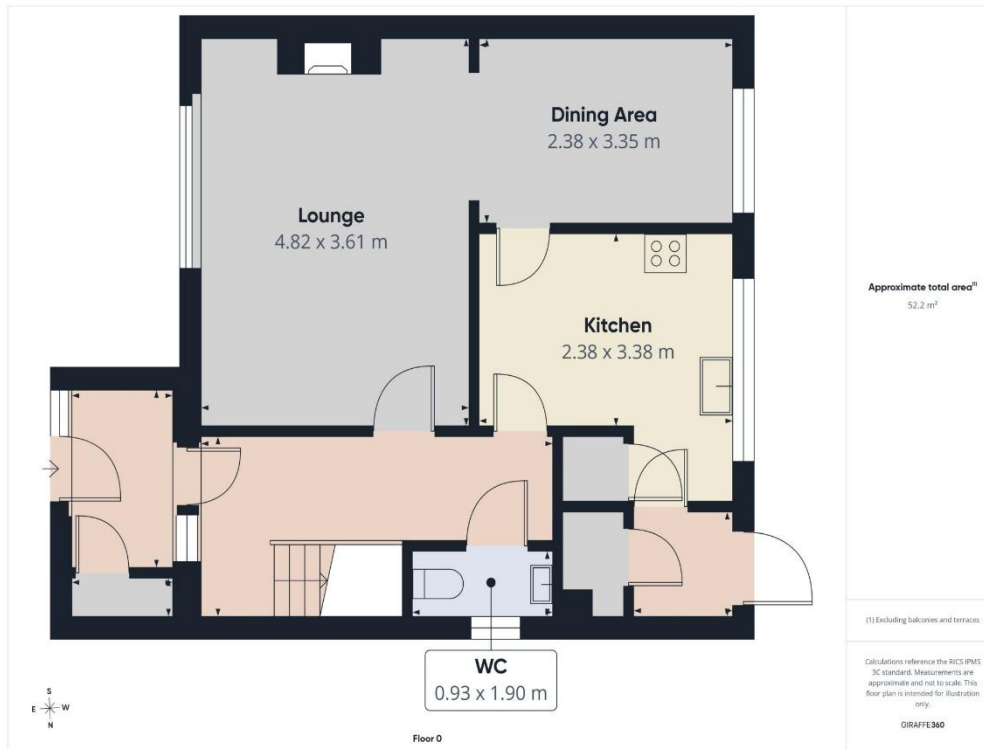




Directions: [what3words:///grass.noting.down](#)

Viewing Arrangements:

Contact the sole selling agent by telephoning 01250-870006 to arrange an appointment



IMPORTANT NOTE

These particulars have been carefully prepared for the guidance of prospective purchasers but their accuracy is not guaranteed. The measurements stated are based on an electronic measuring device and a slight margin of error is possible. Where precise room measurements are essential, prospective purchasers should check such measurements prior to submission of an offer.

Any detail of these particulars can be clarified prior to viewing particularly for those travelling a significant distance.

Only prospective purchasers who have noted an interest through a Scottish solicitor will be advised of any closing date for offers.

CONTACT DETAILS

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