



7 Kinmond Drive, Perth, PH2 0TG  
Offers over £295,000

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## 7 Kinmond Drive Perth, PH2 0TG

- Four-bedroom detached villa
- Stylish open-plan dining kitchen
- Principal bedroom with en suite
- Utility room and downstairs WC
- Fully enclosed rear garden with patio
- Bright and spacious lounge
- Gas central heating
- Double glazing
- Integral garage and driveway
- Quiet location with excellent transport links

Presented in walk-in condition, this impressive detached villa at 7 Kinmond Drive offers generous family living in a modern and highly sought-after development on the southern edge of Perth. The home boasts four double bedrooms, two bathrooms and family friendly rear garden.

A standout feature is the contemporary dining kitchen, fitted with a modern range of base and wall units, integrated appliances, and ample space for family dining. The lounge is equally appealing—spacious, bright, and tastefully styled with a double window allowing natural light to pour in. The home benefits from two stylish bathrooms, including an en suite off the principal bedroom. There is also a convenient utility room and downstairs WC, making everyday living smooth and functional. Externally, the property enjoys a fully enclosed rear garden with a patio area ideal for entertaining or enjoying peaceful evenings. The front of the house includes a driveway and integral garage, providing secure parking and extra storage space. This well-maintained home will appeal to growing families, professionals, or those looking to downsize without compromising on space, comfort, or quality. A superb opportunity in a fantastic location.

Offers over £295,000

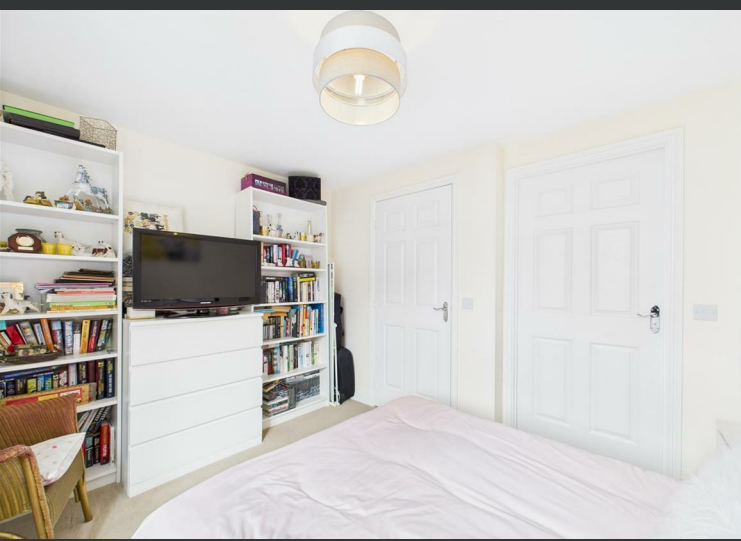




## Location

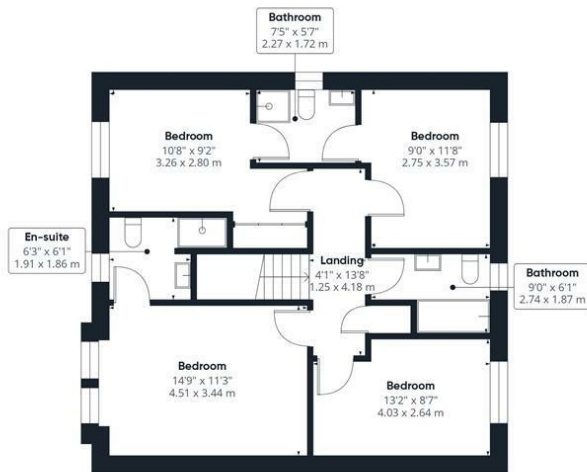
Kinmond Drive sits within a sought-after area of Perth, offering a peaceful residential setting while maintaining easy access to the city centre and motorway links. Ideal for commuters and families alike, the location is close to reputable schools, local shops, and beautiful riverside walks. Perth's vibrant city centre is just a short drive or bus ride away, boasting a wide range of restaurants, leisure amenities, and cultural attractions. With excellent connectivity to the A90 and beyond, this location offers the perfect balance between suburban tranquillity and urban convenience.







Ground floor



Floor 1

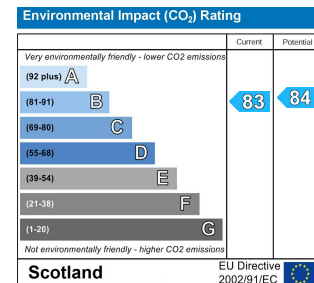
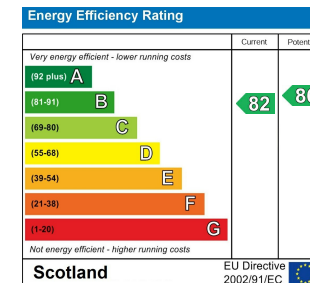
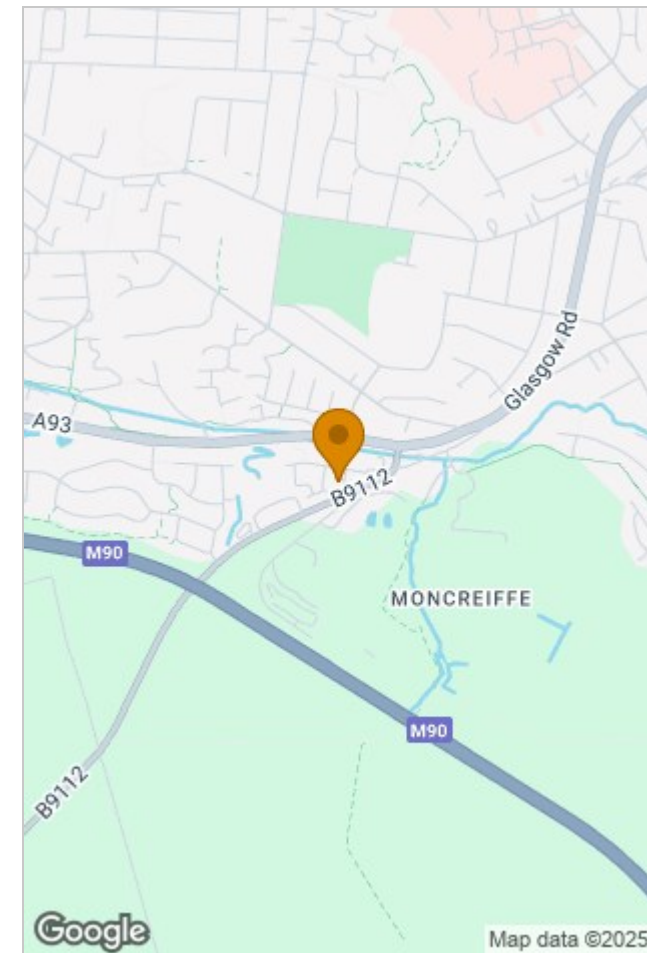


Approximate total area<sup>(1)</sup>  
1467 ft<sup>2</sup>  
136.4 m<sup>2</sup>

(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.

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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.