



2 Kinmond Drive, Perth, PH2 0TG
Offers over £240,000

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2 Kinmond Drive Perth, PH2 0TG

- Modern semi-detached villa
- Contemporary kitchen/dining area with garden access
- Stylish family bathroom plus ground floor WC
- Enclosed rear garden with lawn and patio
- Move-in-ready presentation throughout
- Bright lounge with large front-facing window
- Three bedrooms, including master en-suite
- Private driveway providing off-street parking
- Gas central heating and double glazing
- Convenient location near schools, shops, and commuter routes

Situated in a popular modern development in Perth, 2 Kinmond Drive is a beautifully presented and extended three-bedroom semi-detached villa offering stylish interiors, a practical layout, and attractive outdoor space. This inviting home is perfect for first-time buyers, families, or downsizers seeking move-in-ready accommodation in a convenient location.

The ground floor opens with a welcoming hallway and a handy WC. A spacious lounge, filled with natural light from its back-facing window, creates a relaxing space for everyday living. To the rear, a contemporary kitchen and dining area (formerly the garage) stretches the full depth of the property, fitted with sleek units, excellent worktop space, and integrated appliances. The dining area comfortably accommodates a family table making it ideal for entertaining. Upstairs, three well-proportioned bedrooms provide flexibility for family living, guests, or a home office. The main bedroom enjoys an en-suite shower room, while the remaining bedrooms are served by a modern family bathroom. Externally, the property features a low-maintenance front garden with private off-street parking, while the fully enclosed and colourful rear garden offers a lovely balance of lawn and patio, perfect for both relaxation and play. Finished with gas central heating and double glazing, this property is move-in ready and offers comfortable living in a sought-after location close to excellent amenities, schools, and commuter links.

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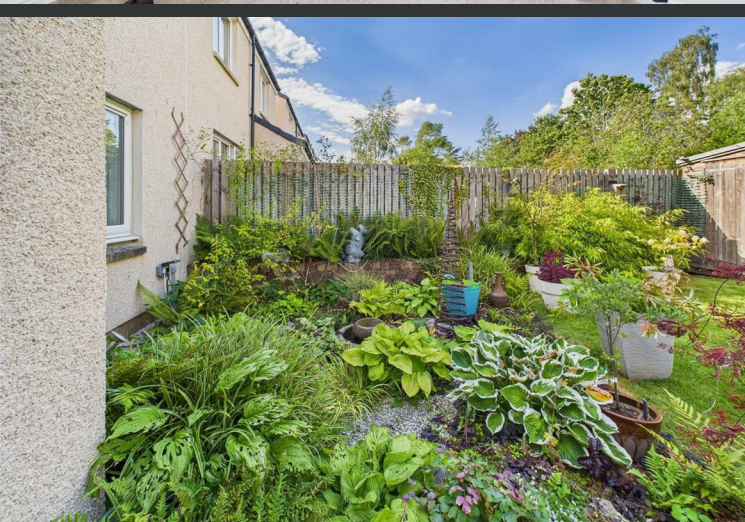
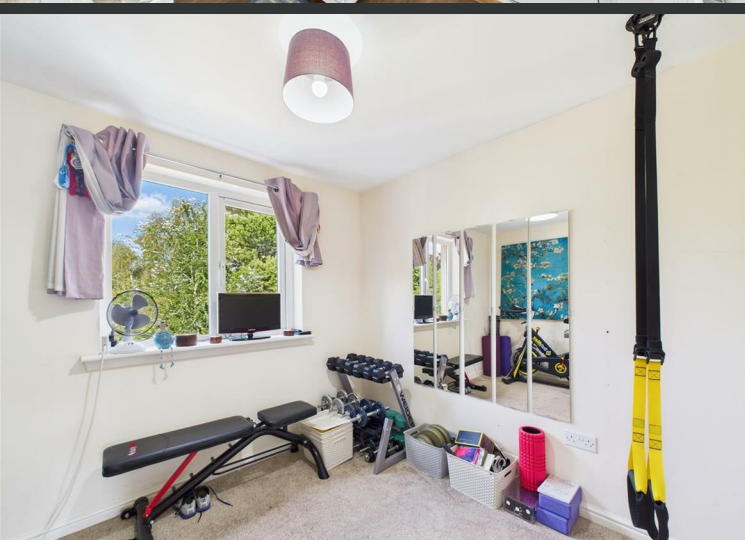


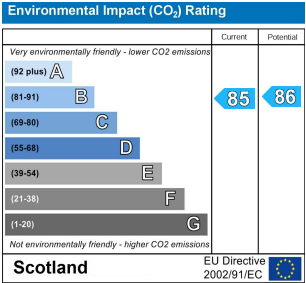
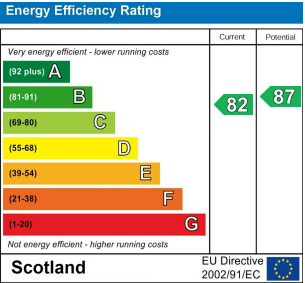
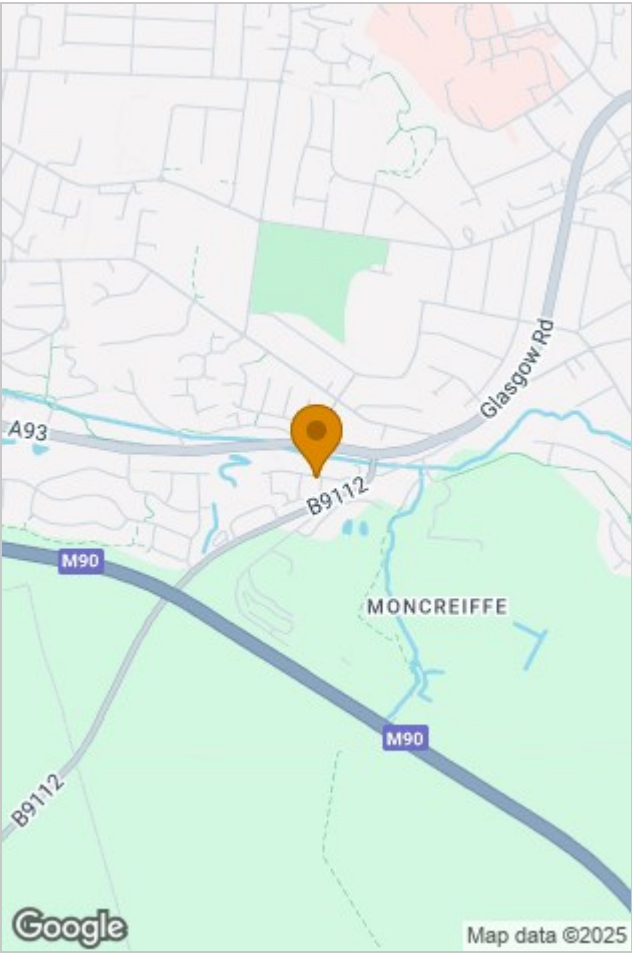


Location

Kinmond Drive is set within a modern residential development in Perth, ideally positioned for families and professionals alike. The area benefits from excellent local amenities, including supermarkets, leisure facilities, and well-regarded primary and secondary schools. Perth city centre is just a short drive away, offering a wide range of shopping, dining, and cultural attractions. Commuters enjoy easy access to the A9 and M90, providing swift links to Dundee, Edinburgh, Glasgow, and beyond. With nearby parks, walking routes, and riverside scenery, this location combines modern convenience with outdoor lifestyle appeal, making it an excellent base for both work and leisure.







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.