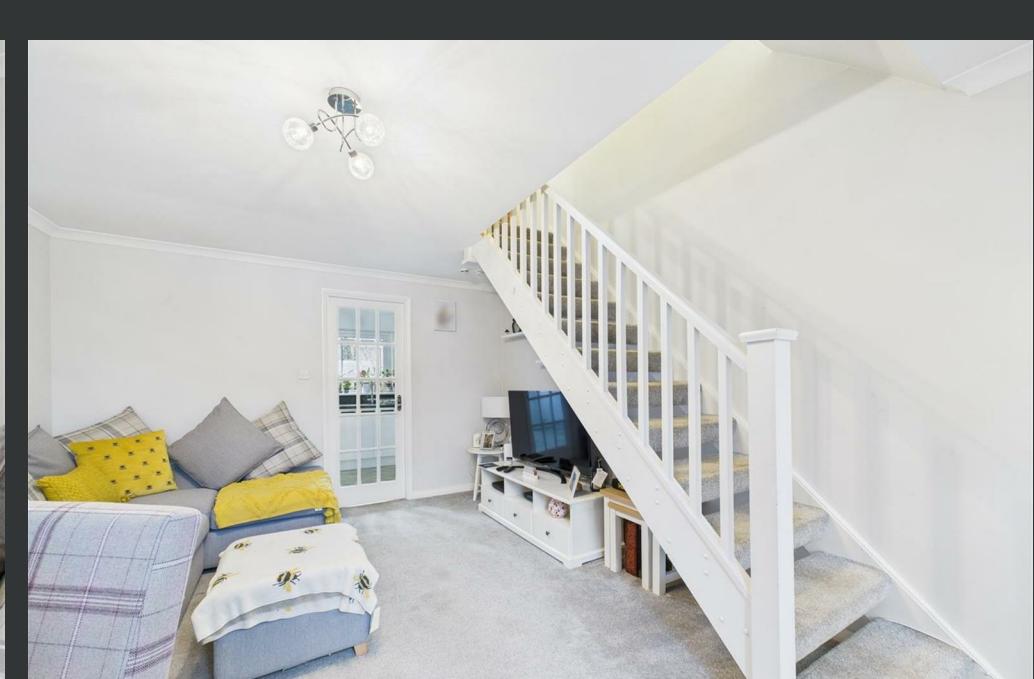
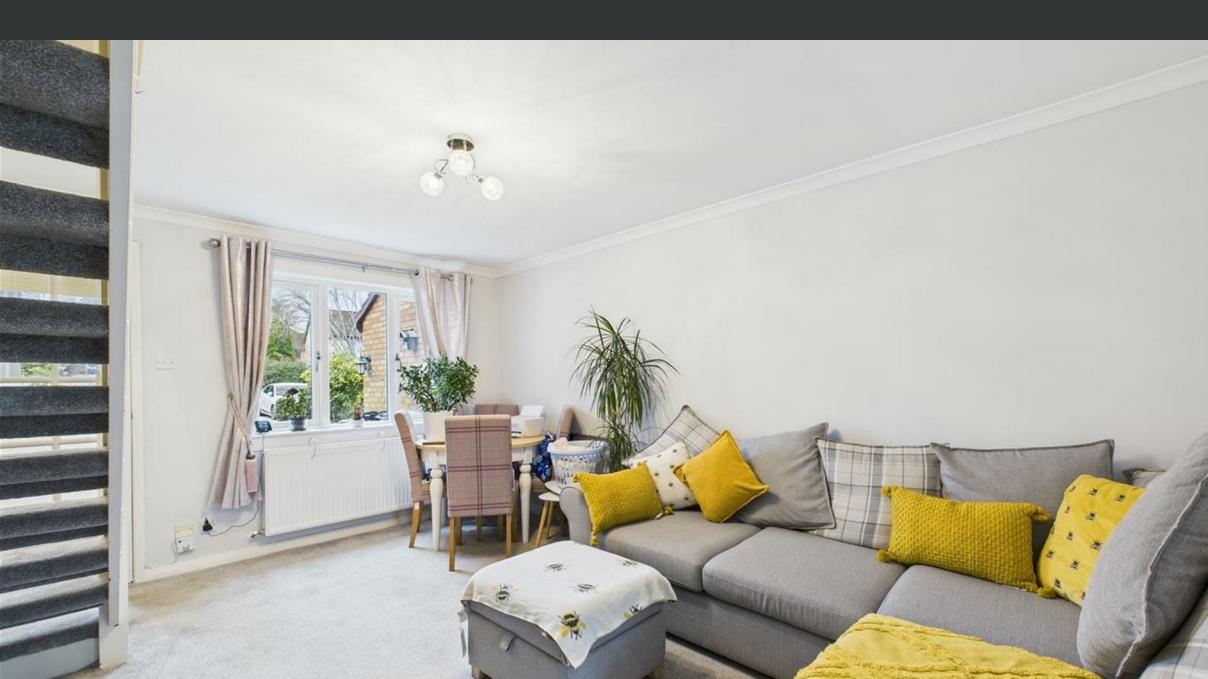




39 Hermitage Drive, Perth, PH1 2JT  
Offers over £155,000

2 1 1 C

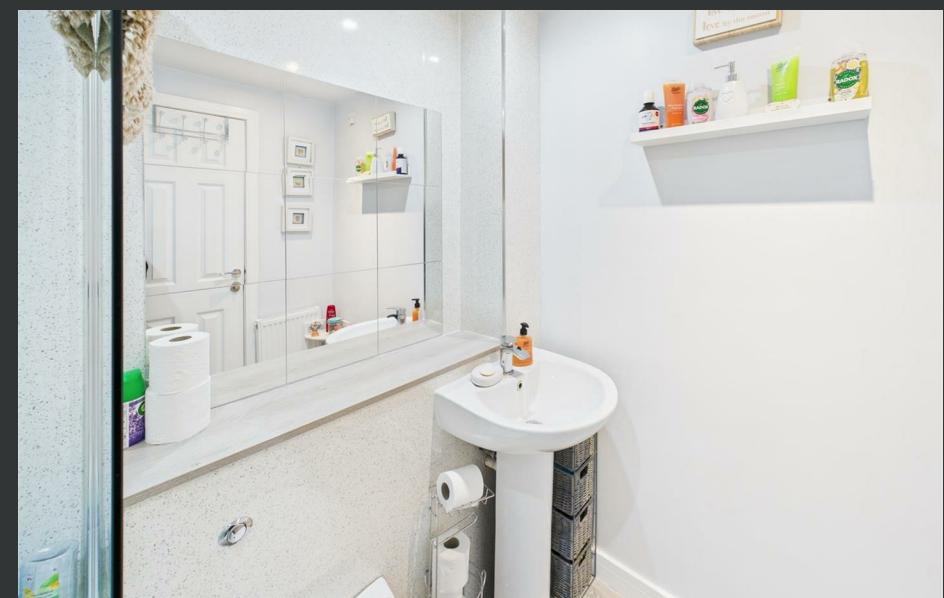


- Mid-terraced house
- Bright and spacious lounge
- Bathroom with three-piece suite
- Double glazing throughout
- Off-street parking
- Two bedrooms
- Modern fitted kitchen
- Gas central heating
- Private rear garden with decking
- Popular residential location

This well-presented mid-terraced house is located within the popular and established residential area of Hermitage Drive. The property offers bright, comfortable accommodation arranged over two levels and is ideal for a range of buyers including first-time purchasers, downsizers or those seeking a conveniently located home.

The ground floor comprises a welcoming entrance vestibule leading into a spacious lounge, which provides ample space for both seating and dining furniture. The room is flooded with natural light and features a staircase leading to the upper floor. Adjacent to the lounge is a modern fitted kitchen, finished with contemporary units and worktops, and offering good storage along with space for appliances. A door from the kitchen provides access to the rear garden, making it practical for everyday living. On the upper floor, there are two well-proportioned bedrooms, both of which offer flexible accommodation for sleeping, guest use or home working. Completing the accommodation is a modern bathroom fitted with a white three-piece suite including a bath with shower over. Externally, the property enjoys a private rear garden with a decked seating area, gravelled sections and a timber shed, providing an attractive and low-maintenance outdoor space. To the front, there is a private parking space. The home also benefits from gas central heating and double glazing throughout.

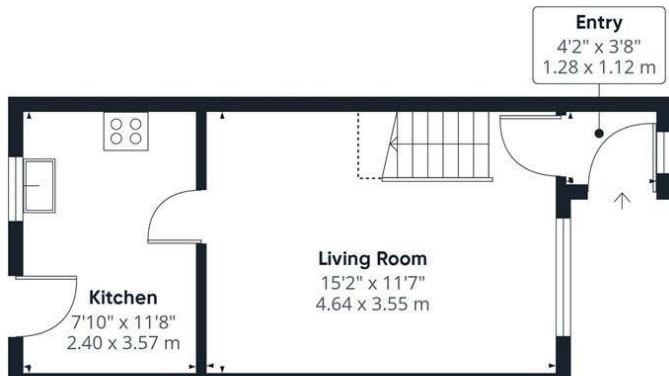




## Location

Hermitage Drive is situated within a well-established and popular residential area of Perth, offering a peaceful setting while remaining highly convenient for everyday amenities. Local shops, supermarkets, schools and healthcare facilities are all within easy reach, making the area well suited to a variety of lifestyles. Perth city centre is a short distance away, providing a wide range of shopping, leisure and dining options. Excellent road links offer straightforward access to the A9 and surrounding towns, while regular public transport services operate nearby, ensuring good connectivity across the region.





S  
E  
W  
N



Approximate total area<sup>(1)</sup>

524 ft<sup>2</sup>  
48.7 m<sup>2</sup>

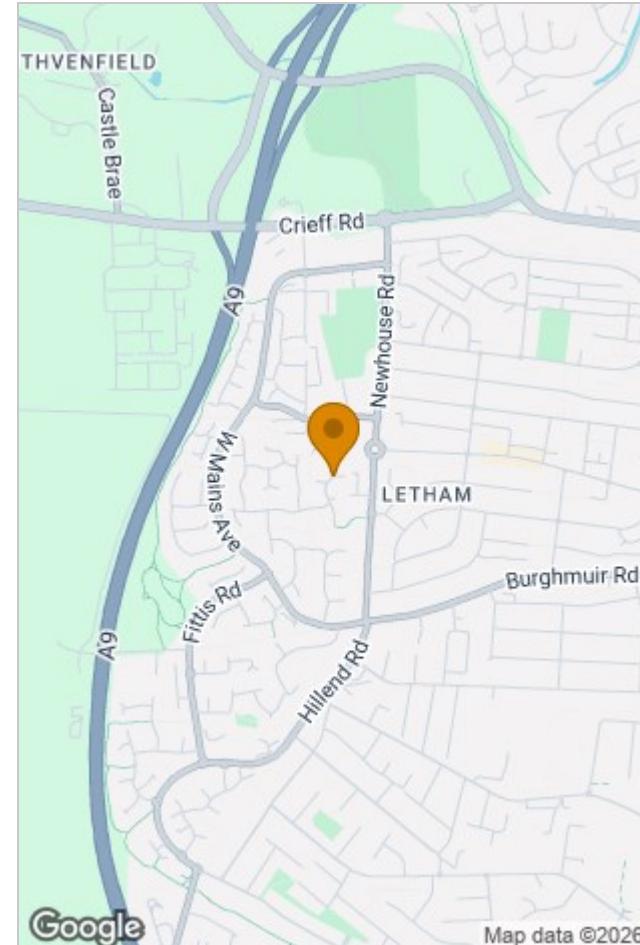
Reduced headroom  
14 ft<sup>2</sup>  
1.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland	EU Directive 2002/91/EC	

## 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.

Inveralmond Business Centre 6 Auld Bond Road, Perth, Perthshire, PH1 3FX

T. 01738 260 035 | [hello@wearepossible.co.uk](mailto:hello@wearepossible.co.uk)

[wearepossible.co.uk](http://wearepossible.co.uk)

