



30 Alder Drive, Perth, PH1 1ER
Offers over £215,000



30 Alder Drive Perth, PH1 1ER

- Generous semi-detached villa
- Fitted kitchen with garden access
- Family bathroom
- Driveway and attached garage
- Scope for modernisation and upgrading
- Bright lounge and open-plan dining area
- Three bedrooms
- Enclosed rear garden with lawn and patio
- Gas central heating and double glazing
- Sought-after location

30 Alder Drive is a bright and spacious three-bedroom semi-detached villa, set within a peaceful and highly sought-after residential area of Perth. Offering well-proportioned accommodation and a generous garden, this attractive home presents an excellent opportunity for young families, couples, first-time buyers, or downsizers seeking comfort and convenience.

The ground floor opens with a welcoming entrance hall leading to a bright and airy lounge, enhanced by a large picture window that fills the room with natural light. To the rear, an open-plan dining room creates a sociable layout, ideal for everyday family living or entertaining guests. The kitchen is fitted with a range of traditional units, providing ample workspace and direct access to the rear garden. Upstairs, the property offers three well-sized bedrooms along with a family bathroom featuring a walk-in shower. While the home would benefit from some modernisation, it provides an excellent opportunity for buyers to personalise the space and add value.

Externally, the property enjoys a lovely enclosed rear garden with both lawn and patio areas, perfect for outdoor relaxation or summer gatherings. To the front, a private driveway provides off-street parking and leads to a single garage. The home further benefits from gas central heating, double glazing, and a burglar alarm system which was serviced in February 2026. For added reassurance, the boiler was serviced on 26 August 2025 and a new kitchen stopcock was installed on the same date. Situated in a quiet, family-friendly setting, this appealing home combines comfort, practicality, and future potential in a desirable location within Perth

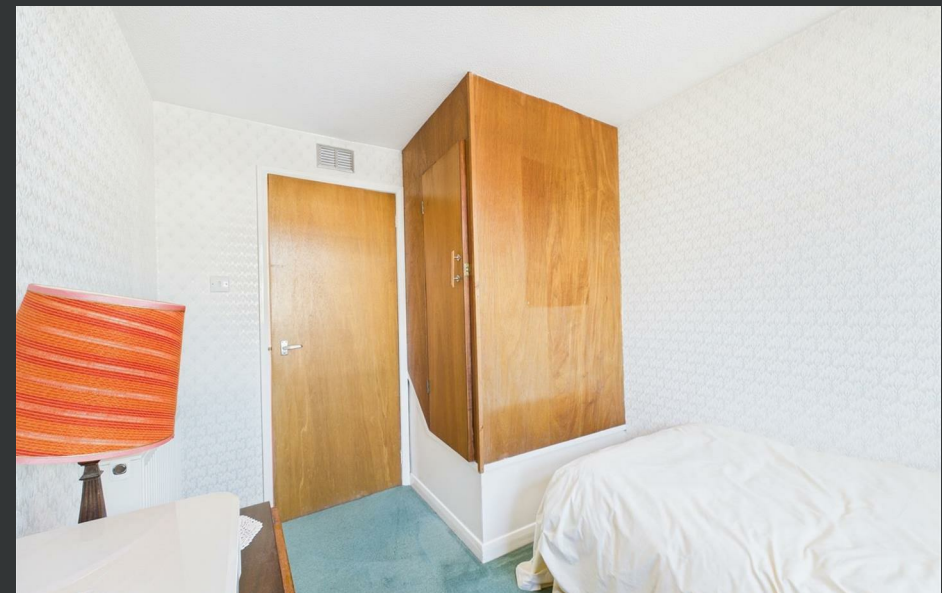
Offers over £215,000





Location

Alder Drive is set within a quiet and established residential area of Perth, close to local shops, parks, and excellent transport links. The property is ideally positioned for access to schools, leisure facilities, and supermarkets, with the city centre just a short drive away. Commuters benefit from easy links to the A9 and M90, providing straightforward routes to Dundee, Stirling, and Edinburgh. Nearby green spaces and walking routes offer great opportunities for families and dog owners alike. This location perfectly balances suburban tranquillity with convenience, making it a popular choice for families and professionals.





Approximate total area⁽¹⁾959 ft²89,1 m²

Reduced headroom

11 ft² 1 m^2

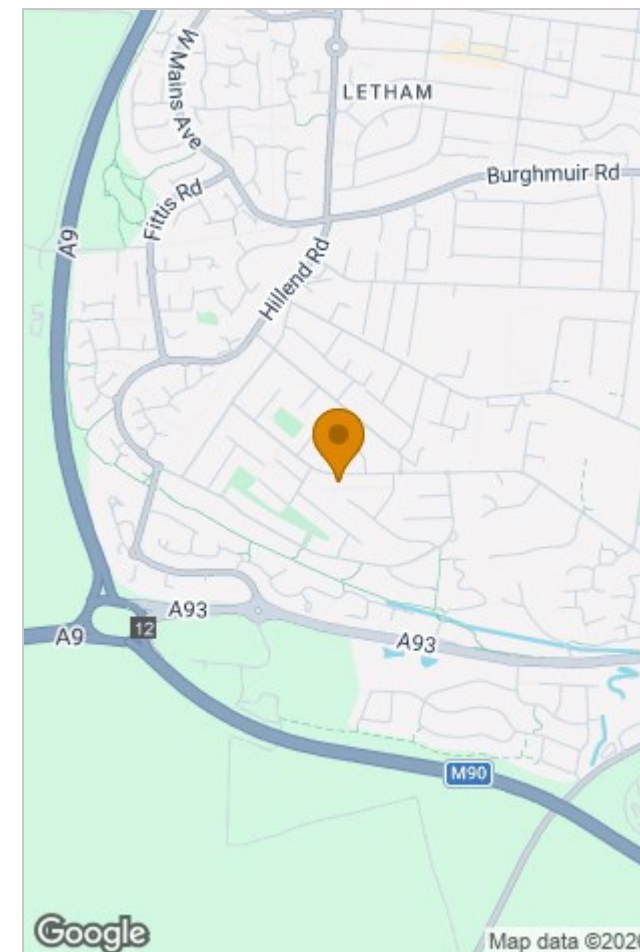
(1) Excluding balconies and terraces

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		72	7
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Scotland

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	73	77
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

Scotland

EU Directive 2002/81/EC