



32 Anderson Drive, Perth, PH1 1JX
Offers over £255,000

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32 Anderson Drive Perth, PH1 1JX

- Spacious detached villa
- Bright living room with large windows
- Sunroom overlooking rear garden
- Garage and driveway parking
- Excellent storage throughout
- Three well-proportioned bedrooms
- Fitted dining kitchen
- Ground floor bathroom and upper WC
- Attractive landscaped gardens
- Double glazing and gas central heating

Situated within a desirable residential area of Perth, 32 Anderson Drive is a spacious and well-maintained link-detached villa offering flexible family accommodation across two levels. Occupying a generous plot with attractive gardens, driveway, and integral garage, this impressive home combines comfortable living space with a convenient location.

The ground floor comprises a bright and spacious living room with large picture windows allowing excellent natural light and attractive outlooks. The fitted dining kitchen provides ample storage and workspace, with access to a charming sunroom overlooking the rear garden. A modern bathroom and a versatile ground floor bedroom complete the lower level, offering flexibility for guests, home working, or single-level living. Upstairs, there are two generously sized double bedrooms along with a useful WC, creating ideal family accommodation. The property benefits from excellent storage throughout and well-proportioned rooms designed for practical everyday living. Externally, the beautifully maintained gardens feature lawned areas, mature planting, patio seating space, and a timber garden shed. A driveway and garage provide ample off-street parking. Located close to local amenities, schools, transport links, and Perth city centre, this attractive home will appeal to families and a wide range of buyers alike.

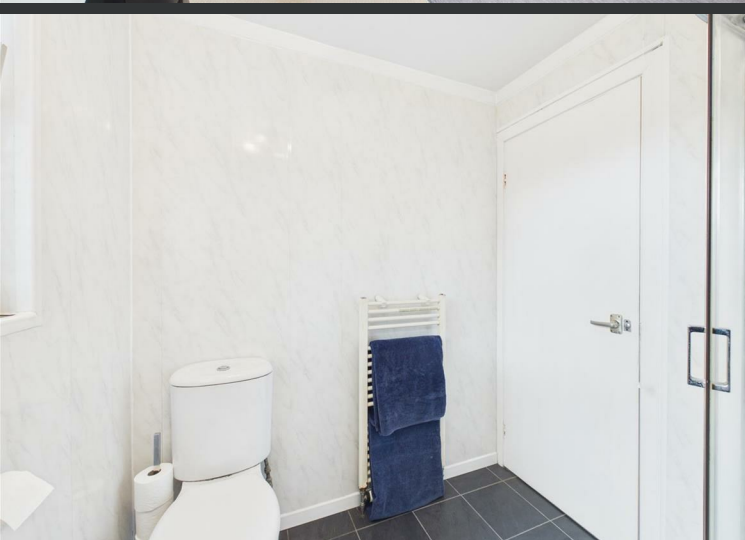
Offers over £255,000





Location

32 Anderson Drive is located within a popular and established residential area of Perth, offering convenient access to a wide range of local amenities. Nearby facilities include supermarkets, independent shops, cafés, leisure facilities, and reputable schooling for all ages. Perth city centre is easily accessible and provides excellent shopping, dining, and cultural attractions. The area benefits from strong transport connections, including easy access to the A9, making commuting to Dundee, Edinburgh, Glasgow, and Inverness straightforward. Surrounded by beautiful Perthshire countryside, residents can also enjoy a wide variety of outdoor pursuits including walking, cycling, golfing, and fishing within easy reach of the property.



Approximate total area⁽¹⁾1389 ft²129 m²

Reduced headroom

5 ft²0.4 m²

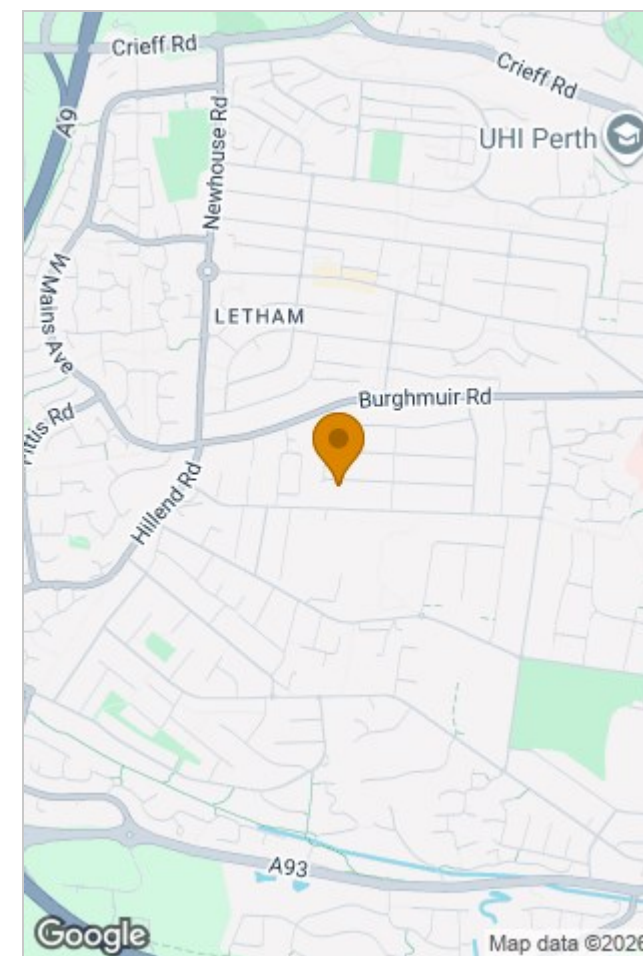
(1) Excluding balconies and terraces

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.

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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	65	79	<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>	60	75
Scotland EU Directive 2002/91/EC 			Scotland EU Directive 2002/91/EC 		