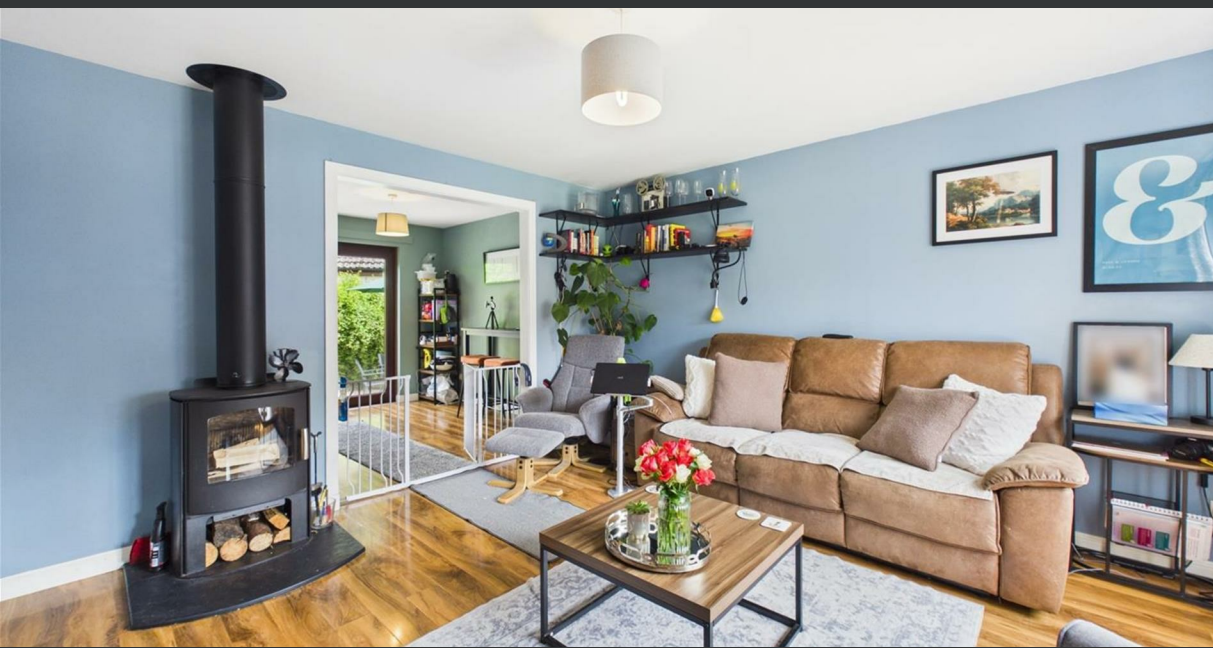




28 Mackenzie Drive, Perth, PH1 3XT
Offers over £145,000



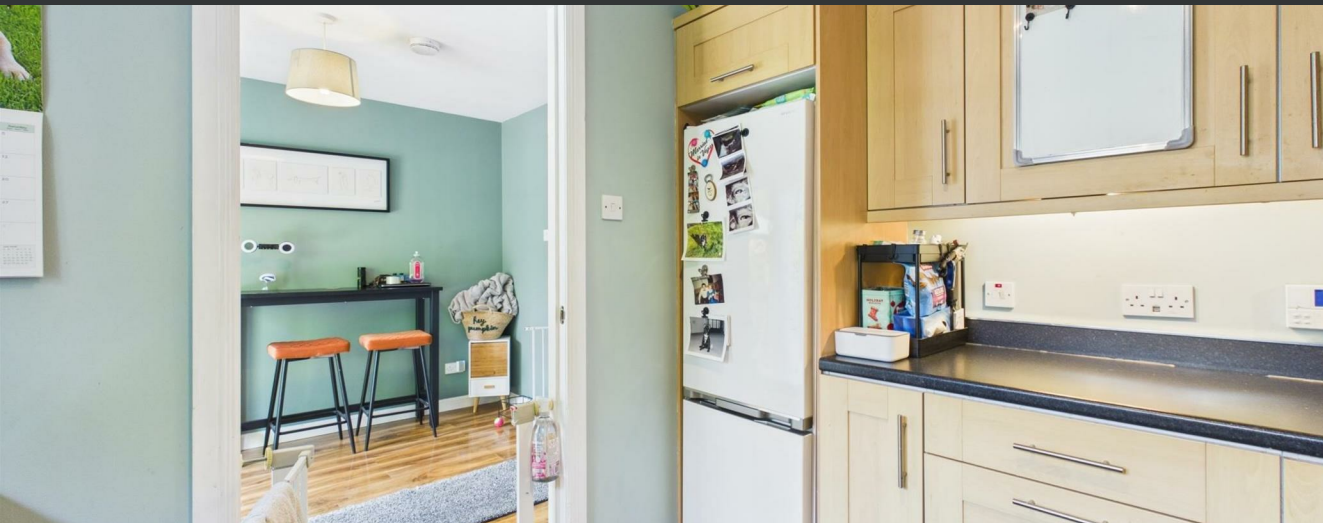
28 Mackenzie Drive Perth, PH1 3XT

- Two spacious double bedrooms
- Separate dining room
- Family bathroom
- 75% shared ownership
- Move-in condition throughout
- Bright living room with wood-burning stove
- Modern fitted kitchen
- Peaceful cul-de-sac
- Private rear garden with patio
- Plentiful off-street parking

Offered for sale is 75% shared ownership of this attractive semi-detached villa offers bright, spacious accommodation and a beautifully maintained private garden, making it an ideal home for first-time buyers, young families and professionals alike.

The accommodation begins with a welcoming entrance vestibule leading into a generous living room, a warm and inviting space enhanced by a contemporary wood-burning stove that creates a cosy focal point. To the rear, a separate dining room provides excellent space for family meals and entertaining, with sliding patio doors opening directly onto the garden. The adjoining kitchen is fitted with a range of modern wall and base units, offering ample worktop and storage space. On the upper floor, there are two well-proportioned double bedrooms, both benefiting from excellent natural light and useful storage options. A family bathroom completes the accommodation. Externally, the property enjoys an attractive front garden and a private driveway providing plenty of off-street parking. To the rear, the fully enclosed garden has been thoughtfully landscaped with a generous patio area and well-maintained lawn, creating an ideal setting for outdoor dining, entertaining and relaxing. Mature planting and established greenery enhance the sense of privacy and seclusion. Presented in move-in condition throughout, this charming home combines comfortable modern living with a highly convenient location close to local amenities, schooling and transport links.

Offers over £145,000





Location

Almondbank is a popular residential village located approximately four miles north-west of Perth, offering an excellent balance of peaceful village living and convenient access to city amenities. The village benefits from a range of local facilities including a primary school, convenience shopping, community amenities and regular public transport services. Perth provides a wider selection of shopping, leisure and cultural attractions, together with railway and bus stations offering connections throughout Scotland. Excellent road links via the nearby A9 make commuting to Perth, Dundee, Stirling, Edinburgh and Glasgow straightforward. The surrounding countryside also offers a variety of walking, cycling and outdoor recreational opportunities.





Approximate total area⁽¹⁾783 ft²72,8 m²

Reduced headroom

6 ft²0.5 m²

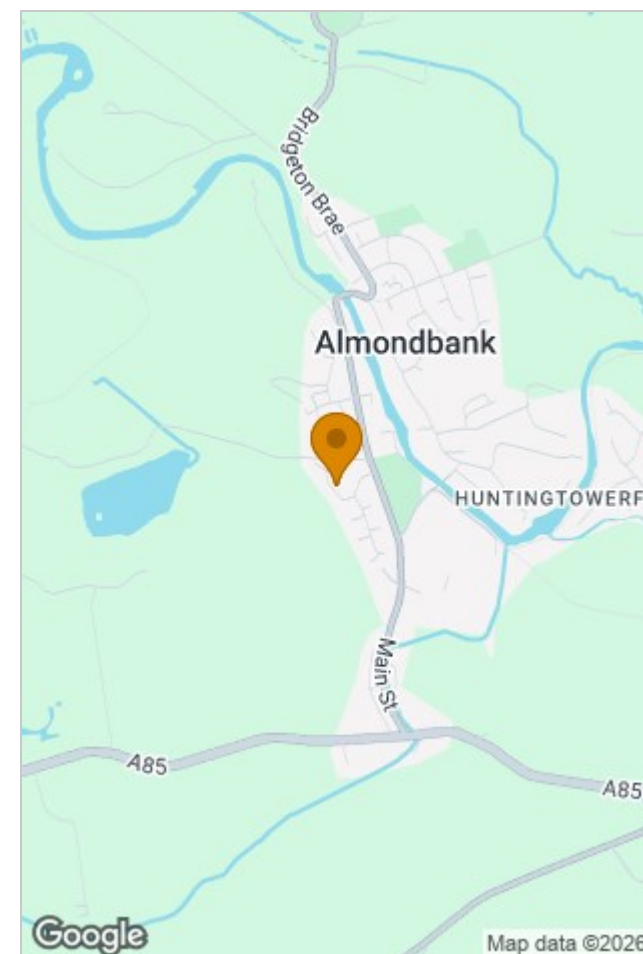
(1) Excluding balconies and terraces

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>	72	78	<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>	79	82
Scotland EU Directive 2002/91/EC 			Scotland EU Directive 2002/91/EC 		

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.

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