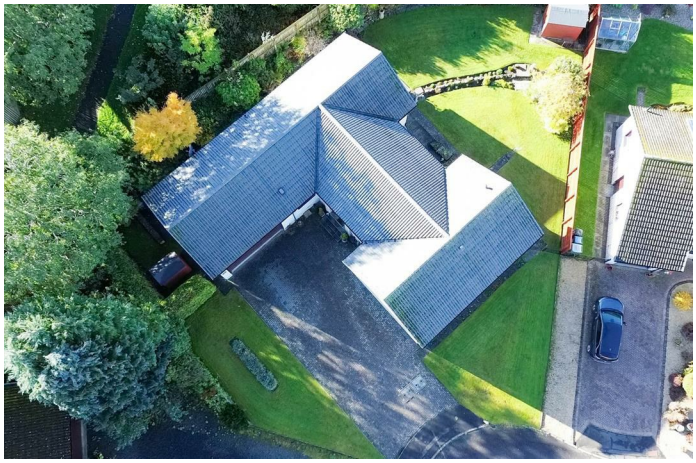
Simple Approach

Estate Agents



# 31 Lady Nairne Drive, Perth
# PH1 1RF

## Offers over £377,950

13-15 St Leonards Bridge, Perth, PH2 0DR
Tel: 01738 827864 Email: info@simpleapproachea.co.uk www.simpleapproachea.co.uk

# 31 Lady Nairne Drive, Perth, PH1 1RF

Welcome to 31 Lady Nairne Drive, a splendid detached bungalow, located in a highly sought-after location in Perth. This charming property boasts an inviting reception room, perfect for relaxing or entertaining guests. With four well-proportioned bedrooms, including a delightful ensuite shower room, this home offers ample space for families or those seeking extra room for guests.

The modern kitchen is a highlight of the property, making it a joy for any home cook. The family bathroom is stylishly designed, ensuring comfort and convenience for all residents.

Outside, you will find a private driveway that provides easy access and parking, along with a serene private rear garden. This outdoor space is ideal for enjoying sunny days, gardening, or simply unwinding in a peaceful setting.

This bungalow combines comfort, style, and practicality, making it an excellent choice for anyone looking to settle in a desirable area of Perth. Don't miss the opportunity to make this lovely property your new home.

**Lounge**
26'3" x 17'11" (8.01 x 5.48)

**Kitchen**
11'1" x 8'5" (3.38 x 2.57)

**Utility Room**
3'6" x 8'11" (1.07 x 2.72)

**Garage**
17'0" x 18'6" (5.19 x 5.65)

**Master Bedroom**
13'1" x 10'3" (4.01 x 3.14)

**En-suite**
7'4" x 4'0" (2.24 x 1.24)

**Bedroom Two**
8'10" x 10'9" (2.70 x 3.28)

**Bedroom Three**
10'5" x 8'7" (3.19 x 2.62)

**Bedroom Four**
6'11" x 10'9" (2.12 x 3.30)

**Bedroom Five**
10'4" x 8'6" (3.16 x 2.60)

**Family Shower Room**
5'5" x 9'4" (1.66 x 2.85)

**WC**
5'1" x 4'7" (1.57 x 1.42)

01738 827864

# 31 Lady Nairne Drive, Perth, PH1 1RF

- Splendid Detached Bungalow in a Highly Sought-After Location in Perth.
- Convenient Location Close to Local Amenities and Transport Links
- Modern Kitchen with Stylish Fittings
- Recently Installed Oak Glazed Doors & A New Shaker Style Kitchen
- Four Well-Proportioned Bedrooms
- Opportunity to Acquire a Charming and Spacious Bungalow.
- Private Driveway Providing Convenient Off-Street Parking
- En-Suite Shower Room
- Private Rear Garden, Ideal for Outdoor Relaxation, Gardening, and Entertaining.
- Ideal for Families or those Seeking Spacious Living

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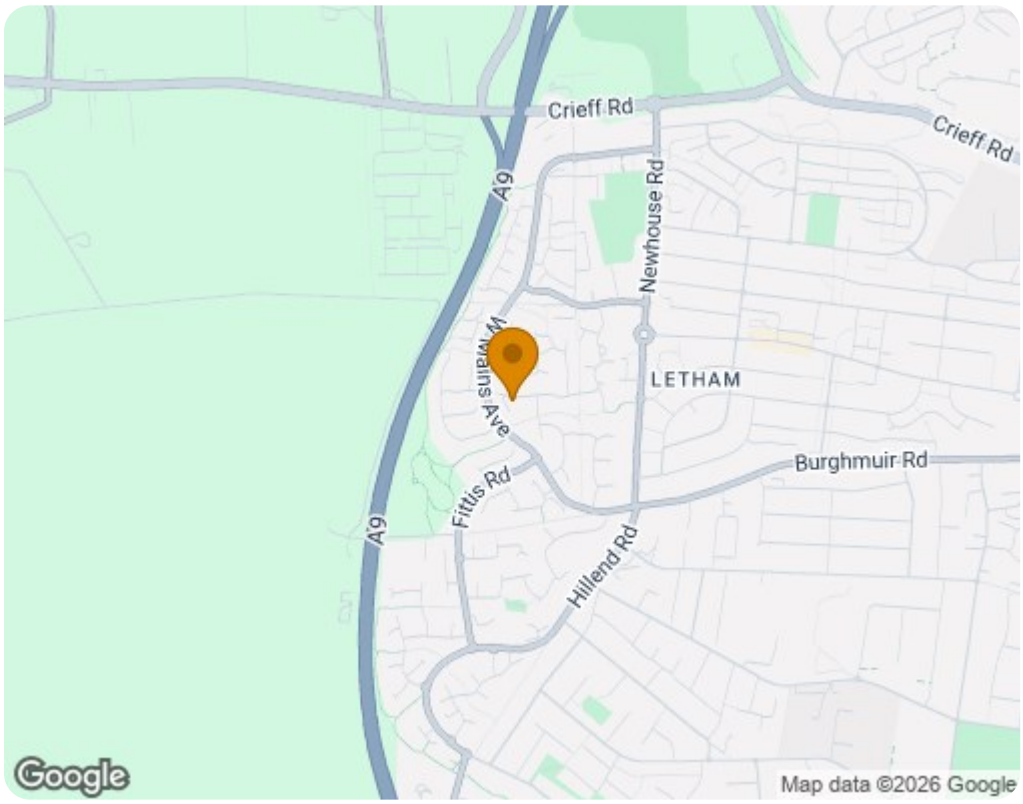


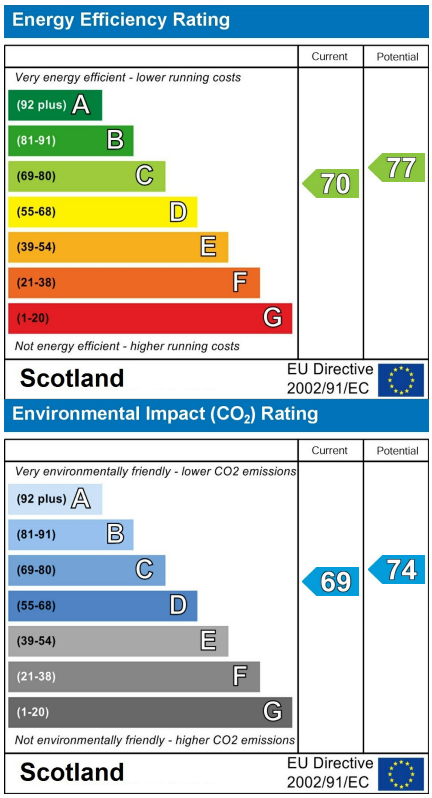


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