Simple Approach

Estate Agents







6A Nicoll Drive, Bankfoot
PH1 4BL

Offers over £268,950

13-15 St Leonards Bridge, Perth, PH2 0DR
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6A Nicoll Drive, Bankfoot, PH1 4BL

Welcome to 6A Nicoll Drive, an attractive and well-presented home located within a highly sought-after residential area of Bank-foot. Offering a fantastic combination of space, comfort and convenience, this lovely property would make an ideal purchase for families, first-time buyers or anyone looking for a home with plenty to offer.

The accommodation comprises three generously proportioned bedrooms, a welcoming reception room, a separate dining room and a handy utility room, providing excellent flexibility for modern day living. The additional dining space is perfect for family meals and entertaining, while the utility room offers valuable practicality and extra convenience.

Presented in move-in-ready condition, the property benefits from an Energy efficient air source heat pump, and solar panel for further cost savings!
double glazing throughout, allowing the new owners to settle in and enjoy their home from day one.

Externally, the property boasts a private rear garden, offering a lovely space to relax, enjoy the outdoors or entertain during the warmer months. Further benefits include a single garage and driveway parking, providing excellent off-street parking and additional storage.

Perfectly positioned close to local shopping facilities, schools and everyday amenities, this home enjoys a convenient location while being situated within close proximity to Perth

A fantastic opportunity to secure a lovely home in a desirable location – early viewing is highly recommended to fully appreciate everything 6A Nicoll Drive has to offer!

Lounge
17'4" x 10'6" (5.30 x 3.21)

Dining Room
12'11" x 8'3" (3.96 x 2.54)

Kitchen
11'0" x 12'1" (3.37 x 3.69)

Utility Room
5'6" x 6'2" (1.68 x 1.89)

Bedroom one
10'11" x 11'1" (3.34 x 3.38)

Bedroom Two
10'11" x 8'11" (3.35 x 2.73)

Bedroom Three
10'2" x 11'1" (3.11 x 3.39)

Family Bathroom
12'6" x 27'0" (3.82 x 8.24)

Garage
25'6" x 9'4" (7.78 x 2.86)









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- Three Well-Proportioned Bedrooms
- Energy efficient air source heat pump, and solar panel for further cost savings!
- Conveniently Located Close To Local Shops & Amenities, excellent access to schools
- Sought-After village Location in bank foot area
- Private Rear Garden
- Ideal Family Home With Fantastic Potential
- Bright & Comfortable Reception Room
- Single Garage & Driveway Parking
- Separate Dining Room and utility room

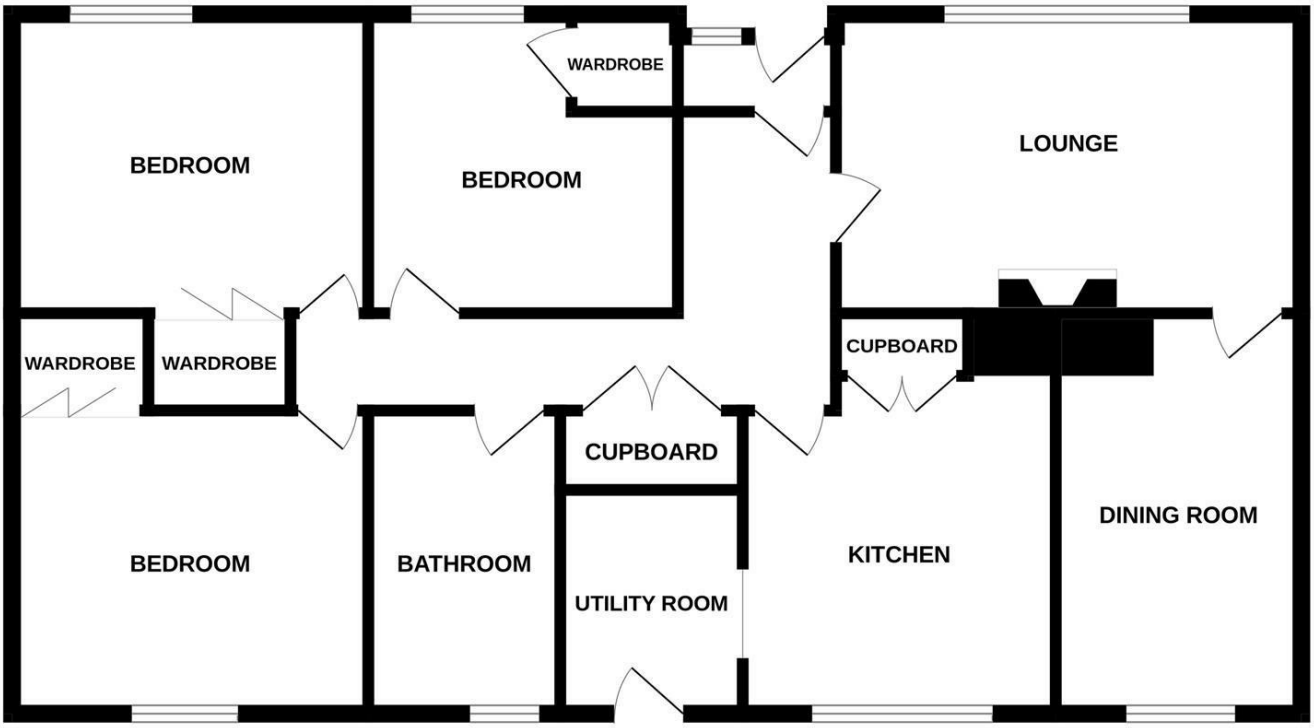




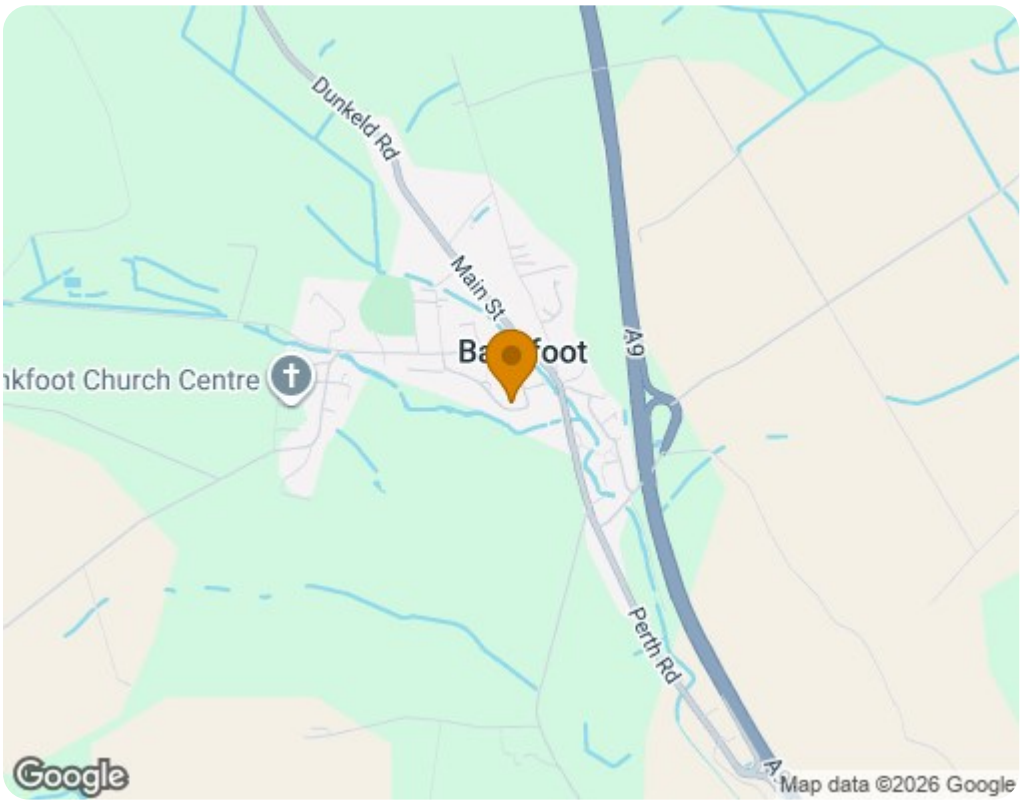


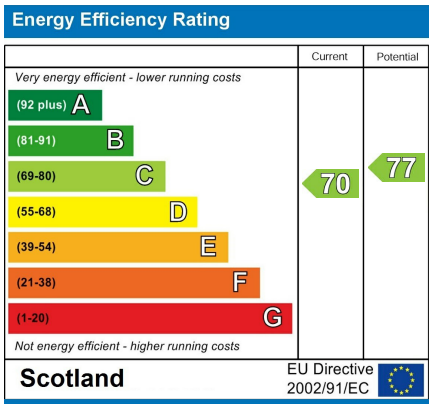


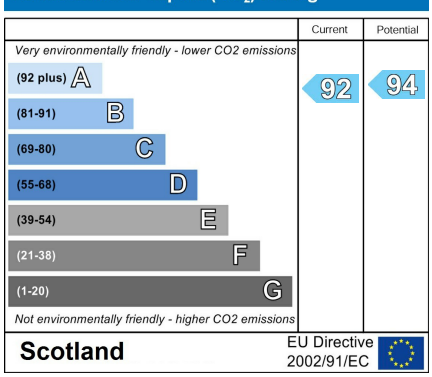
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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