



**Premier
Properties**
Perth



100 Hermitage Drive, Perth, PH1 2SY

Offers Over £239,995

 3  1  2  C

The accommodation is thoughtfully arranged over two levels and offers a warm welcome via the entrance hallway. The ground floor boasts a bright and spacious living room, which seamlessly flows into a dedicated dining area, ideal for entertaining. A newly fitted modern kitchen with integrated appliances provides both style and functionality. To the rear, a conservatory offers direct access to the garden, creating a perfect space to relax and unwind. A convenient WC completes the ground floor layout.

Upstairs, the property features three well-proportioned bedrooms and a contemporary family bathroom. Ample storage solutions are available throughout, enhancing everyday practicality.

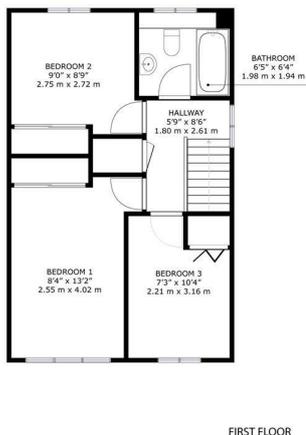
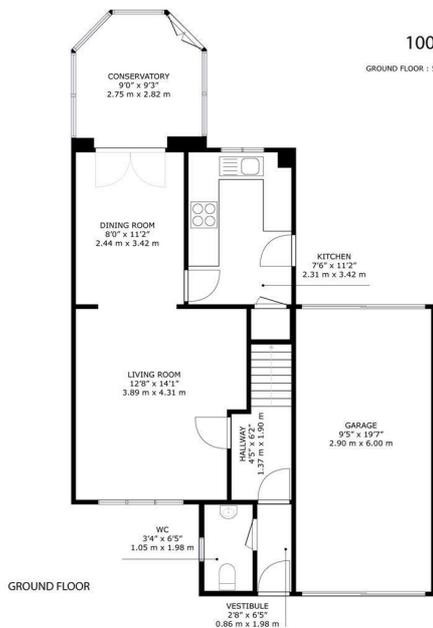
Externally, the home has benefited from numerous recent upgrades and has been well maintained. Set on a substantial plot, the property offers off-street parking via a private driveway, along with a garage and space to accommodate multiple vehicles. The private rear garden is mainly laid to lawn and includes a patio area, perfect for outdoor dining or enjoying the summer sunshine.

Early viewing is highly recommended to fully appreciate the space, style, and quality this fantastic home has to offer.

- Sizeable plot
- Three spacious bedrooms
- Newly fitted kitchen
- Ideal family home
- Close to local amenities
- Easy access to transport links
- Viewing highly recommended
- New Bathroom
- New windows & doors
- New facias, soffits and guttering

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GROSS INTERNAL AREA
 GROUND FLOOR : 588 sq. ft., 54.7 m², FIRST FLOOR : 352 sq. ft., 32.7 m², GARAGE : 187 sq. ft., 17.4 m²
 TOTAL: 1127 sq. ft., 104.8 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Current	Potential
72	79

Very energy efficient - lower running costs
 (92 plus) A
 (81-91) B
 (69-80) C
 (55-68) D
 (39-54) E
 (21-38) F
 (1-20) G
 Not energy efficient - higher running costs

Scotland EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
76	80

Very environmentally friendly - lower CO₂ emissions
 (92 plus) A
 (81-91) B
 (69-80) C
 (55-68) D
 (39-54) E
 (21-38) F
 (1-20) G
 Not environmentally friendly - higher CO₂ emissions

Scotland EU Directive 2002/91/EC



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