Premier Properties
Perth

49 St. Marys Drive, Perth, PH2 7BY

Offers Over £360,000

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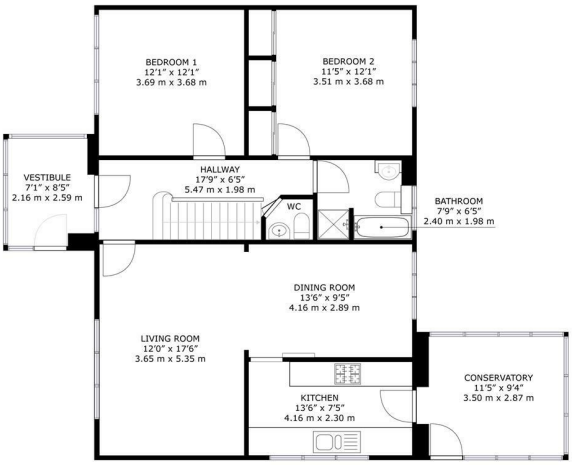
Upon entering, you are greeted by a welcoming entrance porch and hall that leads into a bright and airy living room, seamlessly connected to the dining area. This open-plan design is perfect for entertaining and family gatherings. The kitchen, which features a delightful conservatory, offers a lovely space for casual dining and enjoying the garden views. The ground floor also accommodates two generously sized bedrooms, a family bathroom complete with a separate shower cubicle, and a convenient cloakroom with WC.

Ascending to the first floor, you will find two additional bedrooms, providing ample space for family members or guests. The property benefits from gas central heating and double-glazed windows throughout.

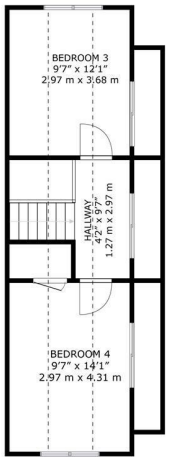
Set on a sizeable plot, the outdoor space is equally impressive, with garden grounds laid in gravel and grass, offering a low-maintenance yet attractive environment. The mono bloc driveway provides off-street parking and leads to a double garage equipped with light and power, adding to the practicality of this wonderful home.

St. Mary's Drive enjoys a prime position in the desirable Kinnoull area of Perth—an established and family-friendly neighbourhood known for its peaceful streets and excellent amenities. Residents benefit from proximity to highly regarded schools, local shops, and scenic green spaces including Kinnoull Hill. Perth city centre, with its vibrant selection of restaurants, cafés, shops, and leisure facilities, is within easy reach. Commuters will appreciate the excellent transport links, including nearby bus services and access to the M90 for Edinburgh or the A9 for Glasgow and the Highlands. It's a perfect spot to enjoy a balance of town and tranquillity.

- 4 spacious bedrooms
- Detached family home
- Open-plan living area
- Gas central heating
- Double glazed windows
- Large garden grounds
- Off-street parking
- Double Garage with light and power
- Sought-after Perth location



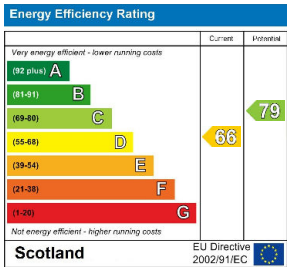
GROUND FLOOR

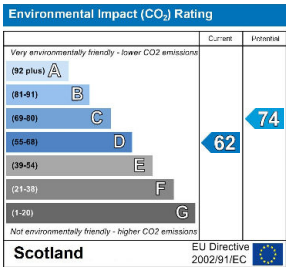


FIRST FLOOR

49, St. Marys Drive Perth, PH2 7BY

GROSS INTERNAL AREA
GROUNG FLOOR : 1048 sq. ft,97.4 m2, FIRST FLOOR : 353 sq. ft,32.8 m2
TOTAL: 1401 sq. ft,130.2 m2
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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