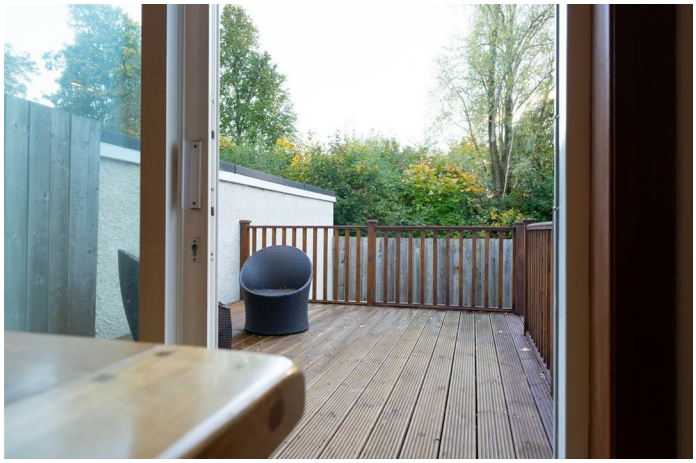
Simple Approach

Estate Agents







198 Cedar Drive, Perth
PH1 1RJ

Offers over £277,950

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

198 Cedar Drive, Perth, PH1 1RJ

Located in the desirable area of Cedar Drive, Perth, this splendid four-bedroom detached house offers an ideal family home. With its prime location in Oakbank, residents will enjoy easy access to a variety of local amenities, as well as proximity to highly regarded primary and secondary schools, making it perfect for families seeking a nurturing environment for their children.

The property boasts a generous layout, featuring four well-proportioned bedrooms that provide ample space for relaxation and privacy. The two bathrooms ensure convenience for busy mornings and family life. The house is presented in move-in condition, allowing you to settle in without the need for immediate renovations or repairs. This property offers Open Plan Lounge/Dining following onto the kitchen to make family time together comfortable.

One of the standout features of this home is the south-facing garden, which invites an abundance of natural light throughout the day. This outdoor space is perfect for entertaining guests, enjoying family barbecues, or simply unwinding in the sun. Additionally, the property includes a garage, providing valuable storage space and secure parking.

With plenty of storage options throughout the house, you will find it easy to keep your living areas tidy and organised. This property truly combines comfort, practicality, and a fantastic location, making it an excellent choice for those looking to establish their roots in a vibrant community. Don't miss the opportunity to make this charming house your new home.

Lounge
13'7" x 11'8" (4.15 x 3.56)

Dining Area
11'8" x 8'5" (3.57 x 2.59)

Kitchen
11'4" x 10'3" (3.47 x 3.14)

Downstairs Bedroom
11'7" x 8'2" (3.55 x 2.51)

Bathroom
8'2" x 6'5" (2.51 x 1.98)

Bedroom One (Upstairs)
12'9" x 8'6" (3.89 x 2.60)

Bedroom Two (Upstairs)
13'6" x 7'5" (4.13 x 2.27)

Bedroom Three (Upstairs)
10'1" x 7'1" (3.09 x 2.18)

Shower Room ((Upstairs)
6'5" x 4'0" (1.97 x 1.23)









198 Cedar Drive, Perth, PH1 1RJ



- Four Bedroom Detached Family Home In The Sought After Location Of Oakbank
- Close To All Local Amenities, Great For Commuters As This Home Is Located Just A Few Minutes Drive From The Main Commuting Roads To Glasgow & Edinburgh
- This Property Comes With A Large Driveway & A Garage
- South Facing Private Garden With A Large Decking Area Directly From The House
- Four Great Sized Double Bedrooms
- Spacious Accomodation Throughout
- One Family Bathroom & One Shower Room

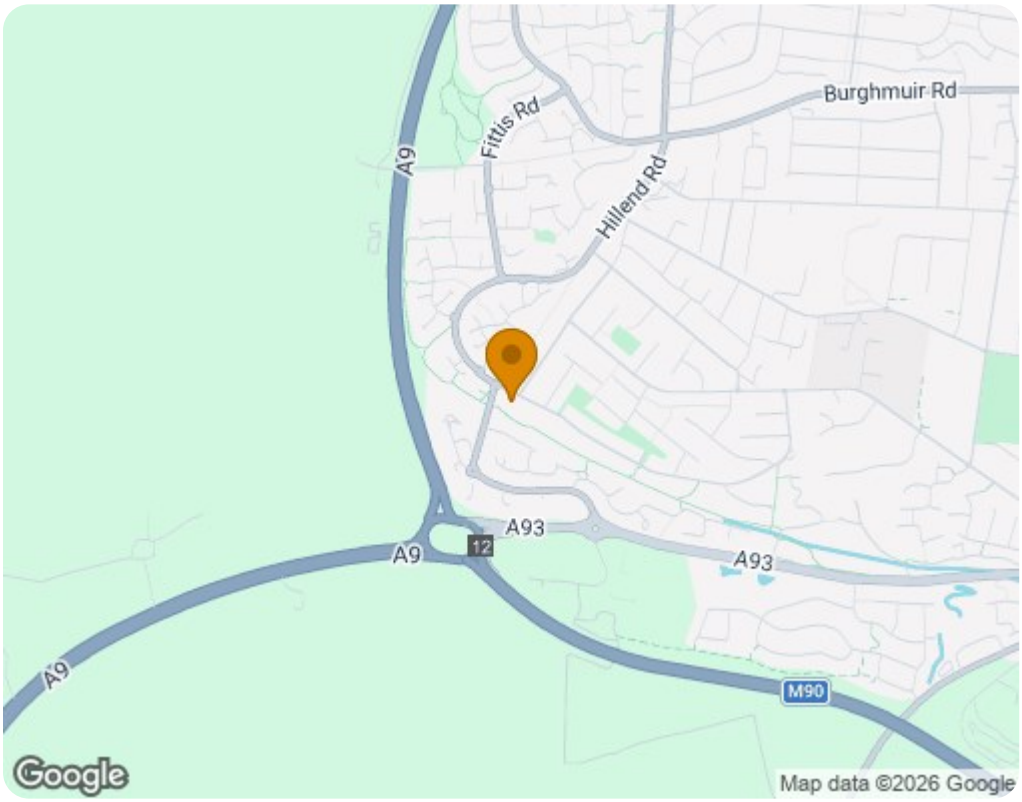


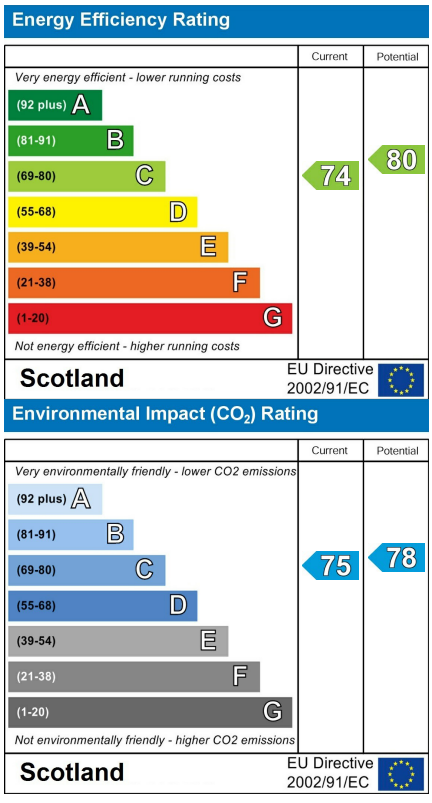







N
Bedroom
Lounge
Bathroom
C
Up
Kitchen
Dining Room
Porch
Ground Floor
Bedroom
Bedroom
Eaves
Eaves
W
Shower Room
Dn
W
Bedroom
W
First Floor


Burghmuir Rd
Fittis Rd
A9
Hillend Rd
A93
A9
12
A93
A9
M90
Google
Map data ©2026 Google


Energy Efficiency Rating
Current
Potential
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
74
80
Scotland
EU Directive 2002/91/EC
Environmental Impact (CO2) Rating
Current
Potential
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
75
78
Scotland
EU Directive 2002/91/EC