



27 Buchan Drive, Perth, PH1 1NQ
Offers over £294,000



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- Detached family villa
- 2 reception rooms
- Plentiful parking & detached garage
- Double glazing
- Sought-after area
- 4 bedrooms
- Highly desirable street
- Gas central heating
- Easy access to amenities
- Private rear garden

This generously proportioned 4 bedroom, 2 reception room detached villa is located within a highly desirable street within the sought-after Oakbank area of Perth. Conveniently located within easy reach of local primary schools, secondary schools and travel links, the property is ideal for family living. It also features gas central heating, double glazing, plenty of off-street parking, a detached garage and private rear garden.

On the ground floor there is an entrance vestibule, a central hallway, downstairs WC, a generous living room, kitchen, a separate dining room, and a utility room. Onto the first floor there is a family bathroom and four double bedrooms. To the front of the property there is a large driveway providing plenty of off-street parking and also leads to the detached garage. The garden to the rear features an area of lawn, timber decking with space for seating and some colourful plants and shrubs.

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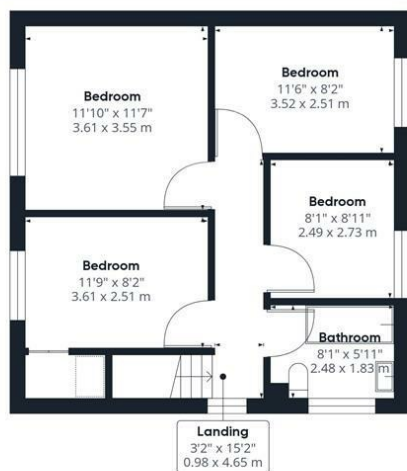
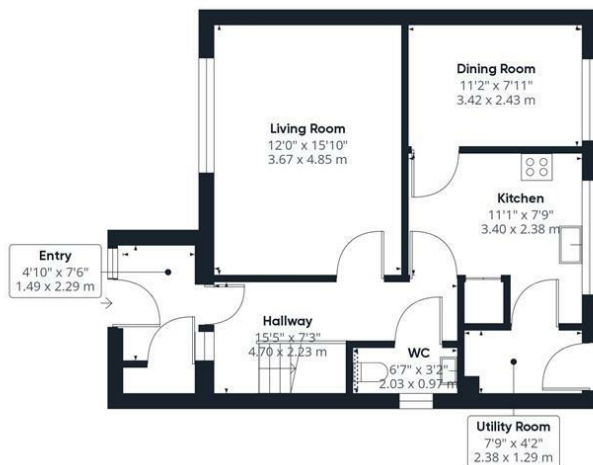


Location

The property is conveniently located within the sought-after Oakbank area of Perth and within walking distance of local shops, primary schools and secondary schools. There is also a regular bus service nearby as well as road links into the city centre and out to the Broxden roundabout and dual-carriageway.







Approximate total area⁽¹⁾

1103.31 ft²
102.5 m²

Reduced headroom

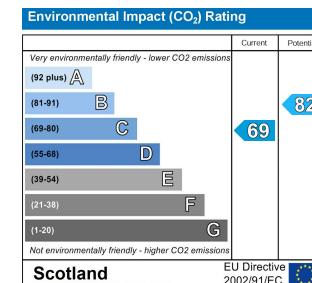
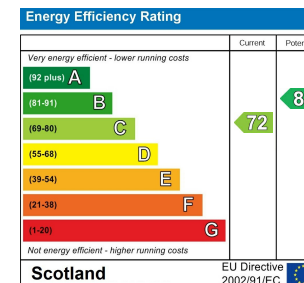
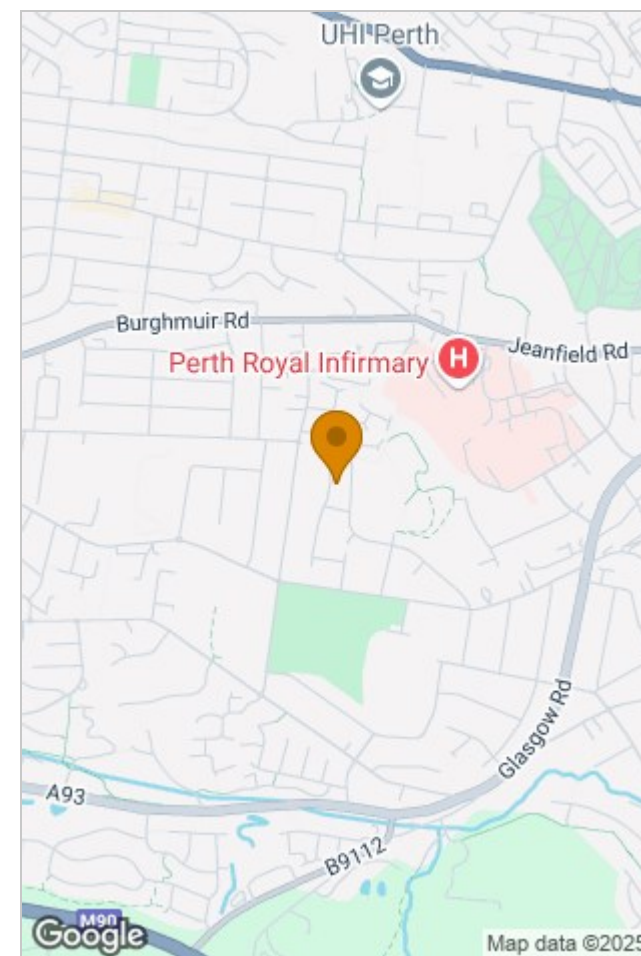
0.73 ft²
0.07 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Viewing

Please contact our Perth Office on 01738 260 035 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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