



27 Innerleithen Way, Perth, PH1 1RN  
Offers over £350,000

 5  3  2  C







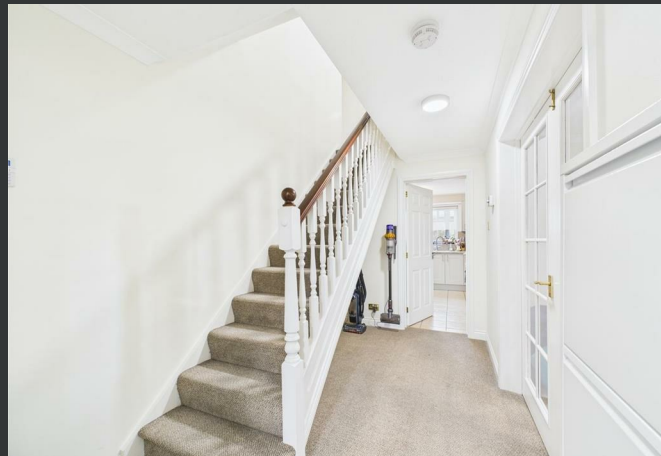
## 27 Innerleithen Way Perth, PH1 1RN

- Spacious 5-bedroom detached family home
- Generous lounge & dining area
- Principal bedroom with en suite
- Enclosed rear garden with patio and lawn
- Excellent storage throughout
- Quiet cul-de-sac location in sought-after area
- Dining kitchen with utility room
- Family bathroom
- Double garage and large driveway
- Close to schools, shops, and commuter routes

Tucked away in a peaceful cul-de-sac within a sought-after area of Perth, 27 Innerleithen Way is a spacious five-bedroom detached home offering flexible living and modern comforts for growing families.

The property features a welcoming entrance hallway, a generous lounge and a dining room, perfect for entertaining. The dining kitchen boasts plenty of units, integrated appliances, and ample space for family meals and breakfasts, with an adjacent utility room and WC for added convenience. Upstairs, you'll find five well-proportioned bedrooms, including a principal bedroom with fitted wardrobes and en suite shower room. A modern family bathroom with shower-over-bath completes the upper level. Outside, the property offers a private, fully enclosed rear garden with patio and lawn areas—ideal for play and relaxation. To the front, there's a generous driveway and integral double garage, providing plenty of parking and storage. This is a fantastic opportunity to secure a substantial family home in a quiet residential setting, close to excellent local amenities, schools and transport links. Whether you need space to grow, work from home or host guests, this versatile property is ready to meet your lifestyle.

Offers over £350,000



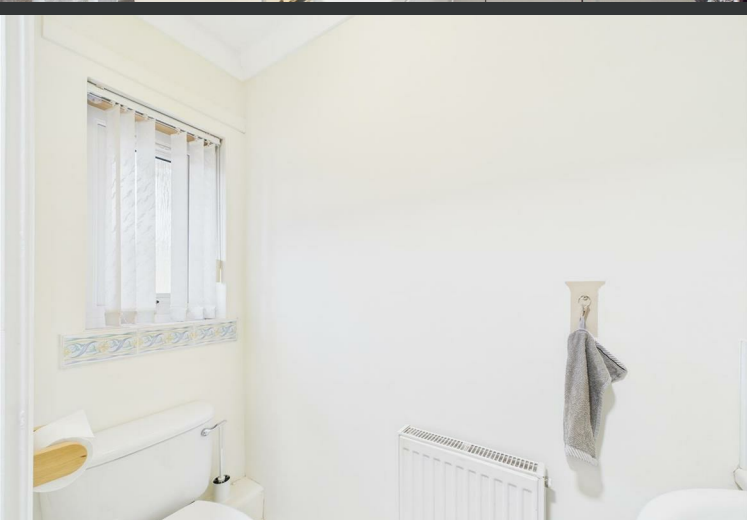
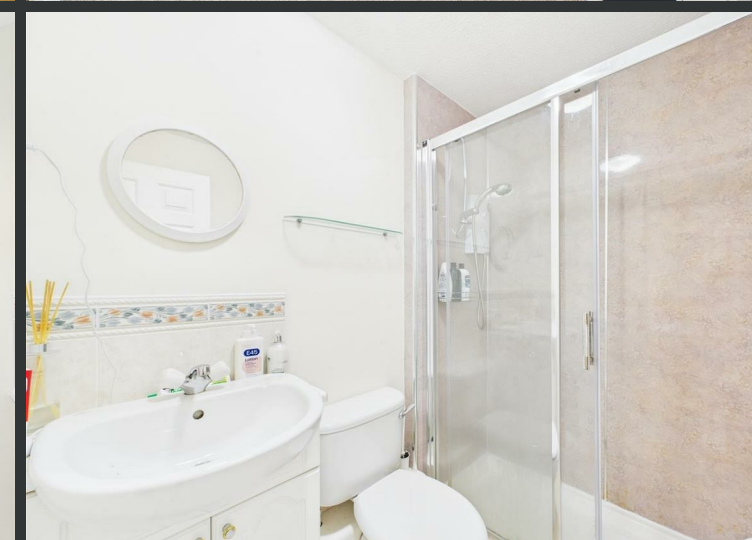
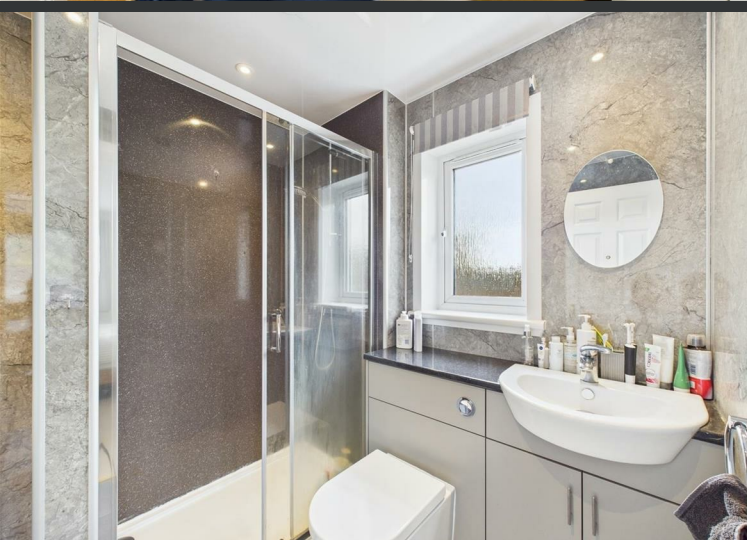


## Location

Innerleithen Way lies in the ever-popular Western Edge area of Perth, known for its family-friendly environment, great schools, and handy local amenities. Residents enjoy easy access to supermarkets, parks, and leisure facilities, while the city centre is just a short drive or bus journey away. Commuters benefit from swift connections to the A9 and M90, linking to Dundee, Edinburgh, and beyond. For families, schools and nurseries are within walking distance, and the area offers a peaceful, safe neighbourhood feel. Surrounded by open green spaces yet close to everything you need, it's a perfect location to call home.









### Ground floor



**Floor 1**



Approximate total area<sup>(1)</sup>

1654.52 ft<sup>2</sup>153.71 m<sup>2</sup>

Reduced headroom

16.11 ft<sup>2</sup>

1.5 m<sup>2</sup>

(1) Excluding balconies and terraces

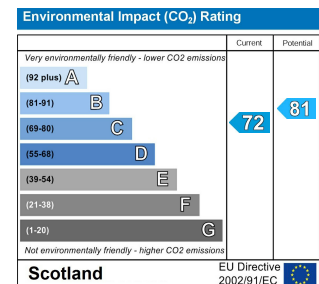
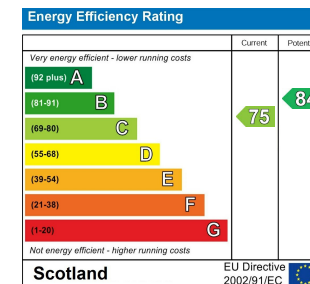
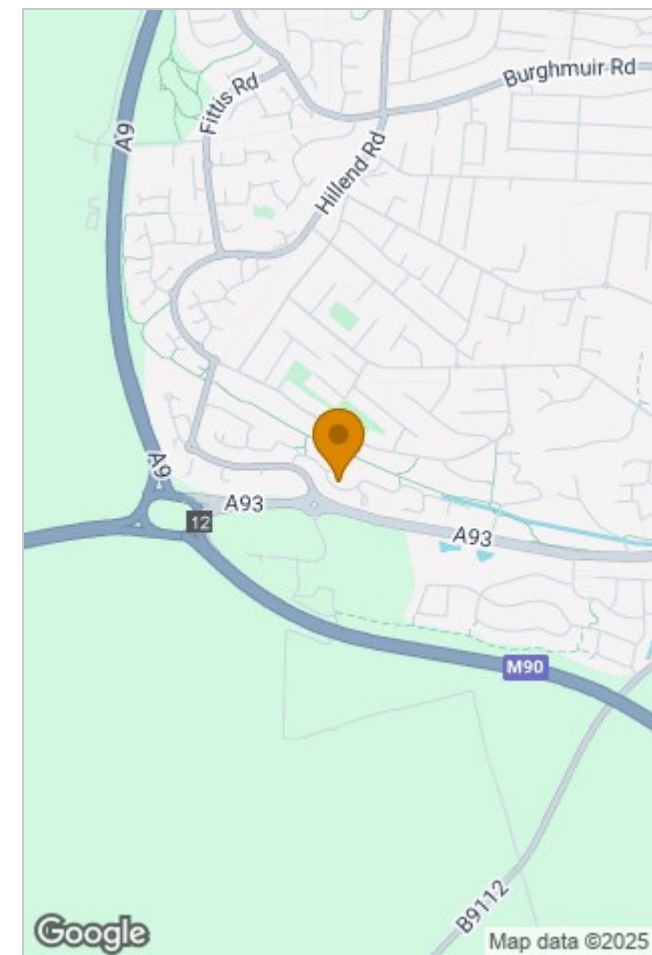
Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



## 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.

Inveralmond Business Centre 6 Auld Bond Road, Perth, Perthshire, PH1 3FX  
T. 01738 260 035 | [hello@wearepossible.co.uk](mailto:hello@wearepossible.co.uk)  
[wearepossible.co.uk](http://wearepossible.co.uk)

