



**Premier  
Properties**  
Perth



## 5 Athollbank, Perth, PH1 1NE Offers Over £520,000

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Upon stepping into the home, a welcoming hallway leads the way to the heart of the home, including the kitchen, family room, dining room, and sunroom. The large dining kitchen is fully-equipped with breakfast island and integrated appliances and provides access to a useful utility room and storage area.

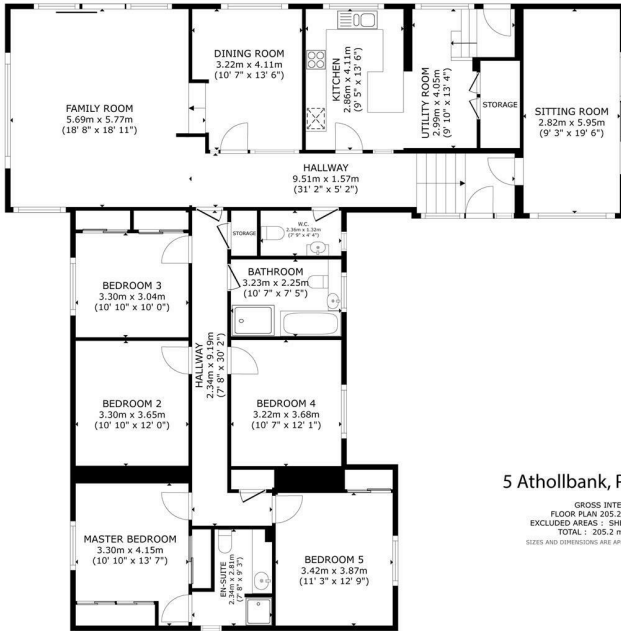
The open-plan family / dining area boasts full-height windows that flood the space with natural light, creating an inviting setting for relaxing or hosting gatherings. French doors open to a patio area, extending the entertainment space outdoors. At the other end of the hallway, steps lead down to bright sunroom with French doors leading to an additional patio area, providing a tranquil spot to unwind.

A further hallway gives access to a master bedroom with en-suite shower room, four additional spacious bedrooms, and a contemporary family bathroom. The thoughtful design of the property ensures ample room for relaxation and privacy for every family member.

Outside, an extensive lawn surrounds the property, offering plenty of space for outdoor activities, al fresco dining, or simply basking in the peaceful surroundings. A private driveway provides ample off street parking.

Situated in a prime location, this impeccably presented family home not only promises tranquillity and seclusion, but also offers convenience with easy access to schools, amenities, the motorway network, and the city centre of Perth. Its combination of modern luxury, spacious living areas, vast outside space, and a secluded setting make it a truly unique and desirable property in the Viewlands area.

- 5 Bedrooms
- 2 Public Rooms
- Double Glazing
- Driveway
- Gas Central Heating
- Master Ensuite Shower Room
- Private Garden
- Sun Room
- Sought After Location



5 Athollbank, Perth, PH1 1NE

GROSS INTERNAL AREA  
 FLOOR PLAN 205.2 m<sup>2</sup> (2,209 sq.ft.)  
 EXCLUDED AREAS: SHED 14.7 m<sup>2</sup> (158 sq.ft.)  
 TOTAL: 205.2 m<sup>2</sup> (2,209 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Current	Potential
55	80

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
45	74



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