



**Premier
Properties**
Perth



7 Millglen Drive, Perth, PH1 1TH
Offers Over £389,995

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Accommodation comprises Ground Floor - entrance vestibule, hall, lounge, sitting room, dining room, kitchen/breakfasting area, family room, utility room and toilet. First Floor - galleried landing, principle bedroom with en suite shower room and dressing room, bedroom two with en suite shower room, three further bedrooms and family bathroom.

The property benefits from double glazing and LPG central heating.

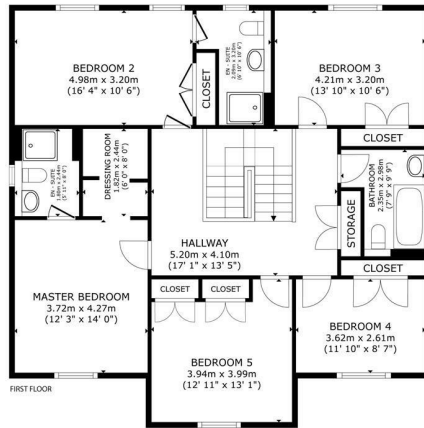
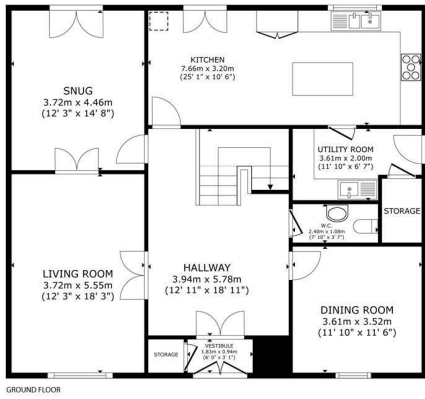
The property sits on a generous plot and its' rear enclosed garden comprises mainly a large area of lawn along with a slabbed area ideal for sitting outside and enjoying the South facing outlook. To the front, there are further areas of lawn along with a large monobloc driveway providing ample off-road parking for several vehicles as well as the detached double garage for further parking and storage.

Location: The property is well-placed halfway between the City of Perth and the town of Crieff, 9 miles from both.

The property is only 5 minutes from the A9, accessing the central belt, East and West of Scotland. It is only 15 minutes/10 miles from Gleneagles Train Station and the prestigious Gleneagles estate and surrounding Auchterarder area and only 7 miles/11 minutes from Broxden Park and Ride in Perth.

There are plenty of reputable schools in the area, including a number of independent/private schools - Strathallan School, Kilgraston School, Morrison's Academy and Ardvreck School. The property lies within the local authority catchment area of Madderty Primary School, which is only 4 miles from this property and is accommodated by a private bus to transport pupils to and from Balgowan. Crieff High School is the catchment high school, which boasts a new campus and also offers bus transport for pupils. All Perth schools are also easily accessible.

- 5 Bedrooms
- 2 En Suite Shower Rooms
- Double Glazing
- Driveway
- Garage
- LPG Central Heating
- Move In Condition
- Rural Location
- South Facing Rear Garden



7 Millglen Drive, Tibbermore, PH1 1TH

GROSS INTERNAL AREA
 FLOOR 1 116.2 m² (1,259 sq.ft.) FLOOR 2 121.6 m² (1,309 sq.ft.)
 TOTAL : 237.8 m² (2,559 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		58	74

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		70	82



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