



**Premier
Properties**
Perth



Cois Abhann East Leys, Perth, PH2 7TD Offers Over £485,000

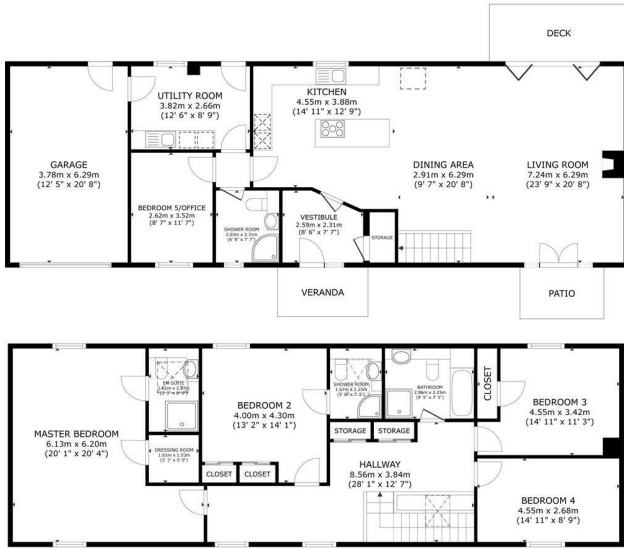
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The property forms part of a small steading style development and has been upgraded to a very high standard with high-quality finishes and features. A sociable open plan lounge/kitchen/dining area has been created which perfectly complements the downstairs layout, providing the perfect space for family gatherings and entertaining guests. Bi-Fold doors from the lounge area lead to the fabulous large rear garden, providing a seamless indoor-outdoor flow.

On the ground floor there is an entrance hallway, open plan lounge/kitchen/ dining room, inner hallway, bedroom/study, shower room (with wc) and utility room. On the first floor there is the main bedroom with en suite shower room (with wc) and walk in wardrobe, bedroom with ensuite shower room (with wc), two further bedrooms and a family bathroom (with wc).

Outside, the property offers on-site car parking in a gravelled area at the front, while the expansive rear garden features a well-maintained lawn, a paved patio, and a chipped BBQ area, ideal for outdoor gatherings and relaxation. It also benefits from one acre grass meadow paddock to the North of the property and half an acre mature orchard to the South.

- 5 Bedrooms
- Air Source Heating
- Attractive Views
- Beautifully Styled
- Double Glazing
- Integral Garage
- Off Street Parking
- Private Rear Garden
- Wood Burning Stove



Cois Abhann, East Leys, Errol, PH2 7TD

GROSS INTERNAL AREA
 GROUND FLOOR 100.0 m² (1,077 sq.ft.) FLOOR 1 120.5 m² (1,297 sq.ft.)
 EXCLUDED AREAS : GARAGE 23.8 m² (256 sq.ft.) PATIO 4.4 m² (48 sq.ft.) VERANDA 4.6 m² (49 sq.ft.)
 TOTAL : 220.5 m² (2,374 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
83	100	85	100
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(38-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(38-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
Scotland		Scotland	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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