



**Premier  
Properties**  
Perth



## Tir Coniall , Perth, PH1 3NU Offers Over £385,000

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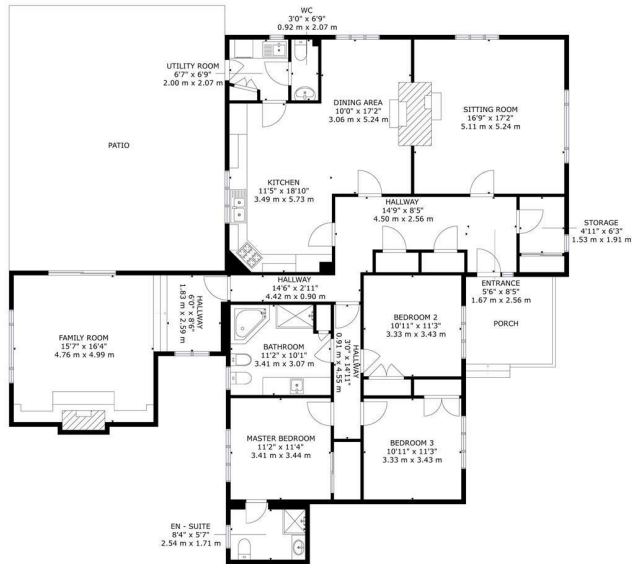
Step inside to discover a spacious layout all conveniently located on one level. The accommodation includes a welcoming reception hall, cloakroom, sitting room, well-appointed kitchen/dining area, practical utility room, convenient toilet, a side hallway, a main bedroom with an en suite shower room, and two additional bedrooms (all with built-in wardrobes). A generous family bathroom and a split-level lounge with a study area complete the interior of this lovely home.

French doors from the family room lead out to a patio area, perfect for outdoor entertaining and enjoying the surrounding nature. The property features beautifully maintained garden grounds to the front and side, with a notable spacious and level garden at the rear.

The property also benefits from a driveway at the front and side, along with an integrated double garage providing ample private parking and security. The garage includes a workshop to the rear and a loft storage area above, currently used as a games room, adding even more versatility to this wonderful property.

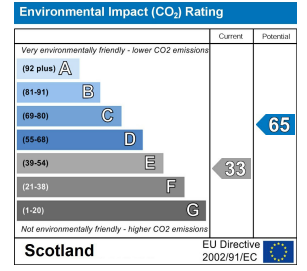
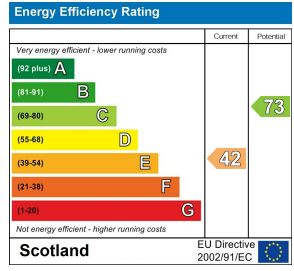
- 3 Bedrooms
- Desirable Area
- Detached Bungalow
- Double Glazing
- Double Garage
- Gas Central Heating
- Large Garden Grounds
- Off Street Parking
- Patio Area





Tir Connail, West Huntingtower, Perth, PH1 3NU

GROSS INTERNAL AREA  
TOTAL: 2006 sq.ft, 186 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Scotland EU Directive 2002/91/EC

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