



**Premier  
Properties**  
Perth



## 27 Cornhill Way, Perth, PH1 1LJ Offers Over £337,500

 4  2  2  C

Providing fantastic views across the city, the property is presented in move in condition, boasting bright & spacious accommodation throughout, comprising: GROUND FLOOR – Entrance hall, bright lounge with feature fireplace & bay window, modern kitchen, utility room, WC, dining area and sitting room with french doors leading to the garden and patio area.

FIRST FLOOR – Landing, bathroom and four bedrooms (One with en suite shower room).

The property benefits from gas central heating and is fully double glazed.

Externally, there are beautifully maintained garden grounds to the front, side & rear of the property. The mono block driveway leads to the single garage and provides off street parking for up to two cars. The easily maintained rear garden is mainly laid in gravel with raised borders providing a lovely variety of colourful plants and shrubs. There is also a mono block patio area, ideal for outdoor entertaining and enjoying the warmer days.

The property lies within a prime location of the city of Perth. The property is also in the catchment area for Viewlands/Oakbank Primary Schools. Perth city offers a wide range of high street stores, designer shops, supermarkets, theatres, cinemas, leisure centres, swimming pool, ice rink and many social and recreational amenities. Perth is well placed for the commuter giving access to bus, road and rail links which in turn give access to all Central Belt cities such as Glasgow, Stirling, Edinburgh and Dundee.

- Four Bedrooms
- Gas Central Heating
- Double Glazing
- Move In Condition
- Sought-After Area
- Off Street Parking
- Attractive Views
- Close To Local Amenities



GROSS INTERNAL AREA  
 FLOOR 1 61.4 m<sup>2</sup> FLOOR 2 54.1 m<sup>2</sup>  
 EXCLUDED AREAS : DECK 23.9 m<sup>2</sup> VERANDA 3.2 m<sup>2</sup> REDUCED HEADROOM 0.5 m<sup>2</sup>  
 TOTAL : 115.5 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
Scotland		EU Directive 2002/91/EC	



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