



**Premier  
Properties**  
Perth



## 3 Buchan Drive, Perth, PH1 1NQ Offers Over £489,950

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On the ground floor there is an entrance vestibule, reception hall, spacious lounge, dining room, kitchen, utility room, bedroom with en suite shower room, 2 further bedrooms and a family bathroom. On the first floor there is a bedroom with ensuite shower room, additional bedroom and a living room.

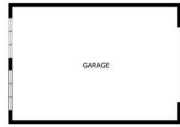
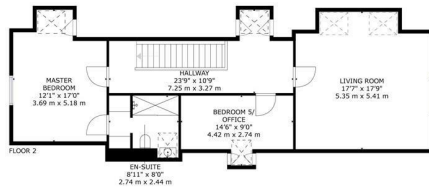
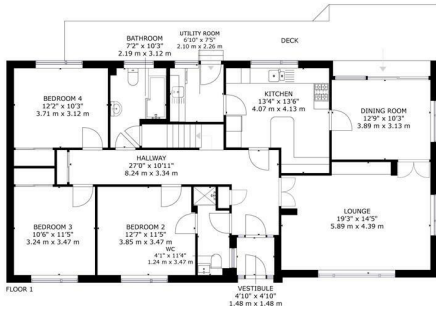
Heat is provided via gas central heating and the windows are fully double glazed throughout.

To the front, the large driveway leads to the double garage with electrically operated vehicular door providing off street parking for a number of vehicles and an electric car charging point. To the rear the extensive lawn offers plenty of space for outdoor activities, al fresco dining, or simply basking in the peaceful surroundings with full privacy. The rear garden also features a timber decking area, patio area, summer house, fruit trees and greenhouse.

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 Oakbank/Viewlands area.

- 5 Bedrooms
- 3 Public Rooms
- 2 En Suite Shower Rooms
- Double Garage
- Double Glazing
- Driveway
- Gas Central Heating
- Private Garden
- Sought After Location

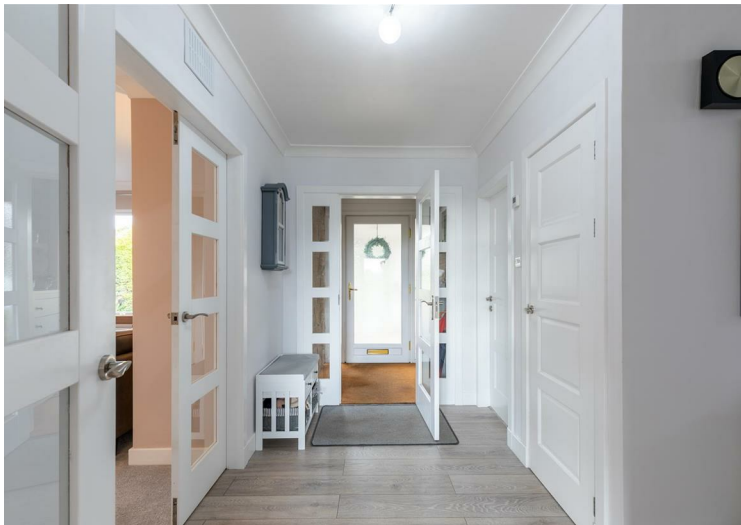
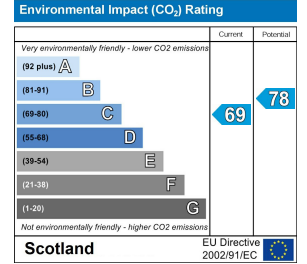
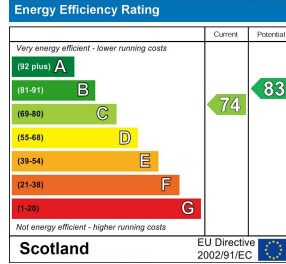




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GROSS INTERNAL AREA  
 FLOOR 1: 1399 sq.ft, 130 m<sup>2</sup>, FLOOR 2: 828 sq.ft, 77 m<sup>2</sup>  
 TOTAL: 2227 sq.ft, 207 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.