



**Premier  
Properties**  
Perth



## 16 Cornhill Road, Perth, PH1 1LR

### Offers Over £397,500

 5  3  2  C

Providing fantastic views across the city, the property is presented in move in condition, boasting bright & spacious accommodation throughout, comprising: Ground Floor:- Welcoming entrance hall, bedroom, living room with feature fireplace, dining room, kitchen, WC, conservatory benefitting from electric under floor heating and utility room. First Floor:- Landing, newly fitted shower room and four bedrooms (two with en-suite Shower Rooms).

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

Externally, there are easily maintained garden grounds to the front, side & rear of the property. The mono block driveway leads to the double garage and provides off street parking. The rear garden offers fabulous views towards Kinnoull Hill and is mainly laid to lawn with borders providing a variety of colourful plants and shrubs. There is also a slabbed patio area, ideal for relaxing after a long day and enjoying the warmer weather.

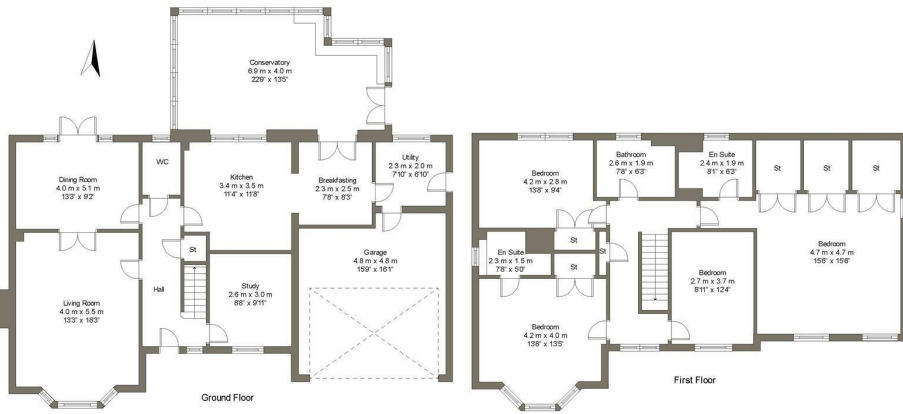
Located within the catchment area for Viewlands/Oakbank Primary Schools makes it the ideal family home. Perth city offers a wide range of high street stores, designer shops, supermarkets, theatres, cinemas, leisure centres, swimming pool, ice rink and many social and recreational amenities. Perth is 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.

- Sought After Location
- 5 Bedroom Family Villa
- Beautifully Presented
- Close To All Local Amenities
- Garage
- Gas Central Heating





16 Cornhill Road, Perth PH1 1LR  
Plan not to scale.  
For illustrative purposes only.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(38-54) <b>E</b>			(38-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>Scotland</b>	75	82	<b>Scotland</b>	70	77
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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