



**Premier  
Properties**  
Perth



**10 Corsie Drive, Perth, PH2 7BU**

**Offers Over £315,000**



Set over two levels, the accommodation comprises a welcoming entrance hall, W.C., and a generous living room which flows seamlessly into the dining area. The kitchen provides access to the rear garden, making it ideal for family living and entertaining.

On the upper level, there are three well-proportioned double bedrooms and a sizeable family bathroom. The property further benefits from excellent storage throughout, as well as gas central heating.

Externally, the property benefits from off-street parking via a private driveway, leading to a double garage. Set within a generous and private plot, the grounds are predominantly laid to lawn and enjoy stunning elevated views across Perth.

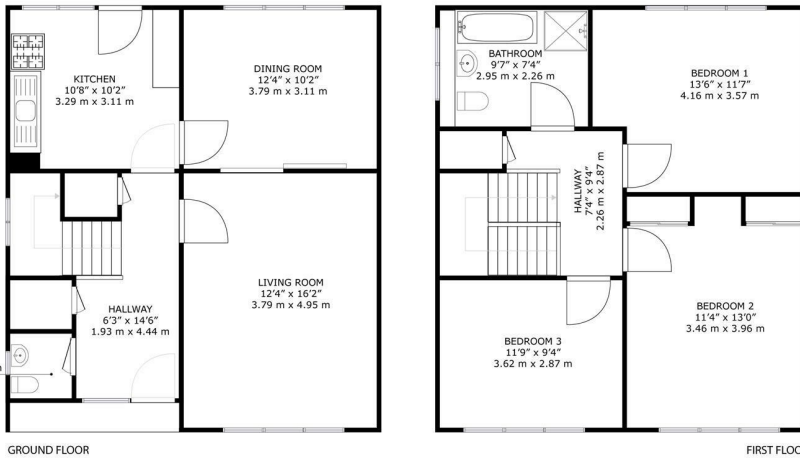
Area-  
Kinnoull is a highly desirable area of Perth, known for its peaceful surroundings, excellent local amenities, schooling and easy access to the city centre.

Early viewing is highly recommended to fully appreciate the space and potential this fantastic home has to offer.

- 3 spacious bedrooms
- 2 reception rooms
- Sought after location
- Close to local amenities
- Easy access to transport
- Ideal family home
- Stunning views
- Quiet residential area
- Extensive double garage



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>	<b>64</b>	(55-68) <b>D</b>	<b>61</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>		<b>Scotland</b>	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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GROSS INTERNAL AREA  
GROUND FLOOR : 573 sq. ft, 53.2 m<sup>2</sup>, FIRST FLOOR : 584 sq. ft, 54.3 m<sup>2</sup>  
TOTAL : 1157 sq. ft, 107.5 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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