



**Premier
Properties**
Perth



27 Cornhill Way, Perth, PH1 1LJ

Offers Over £335,000



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, fully fitted 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 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.

- 4 bedrooms
- 2 bathrooms
- Detached villa
- Bright lounge
- Kitchen with utility
- Private rear garden
- Single garage and driveway
- Close to schools and shops
- Viewing recommended
- Friendly community atmosphere

** No onwards chain **



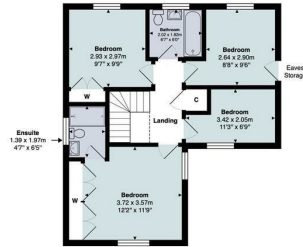
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Total Area: 131.5 m² ... 1415 ft²

All measurements are approximate and for display purposes only



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	70	76
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland	68	71
EU Directive 2002/91/EC		



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.

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