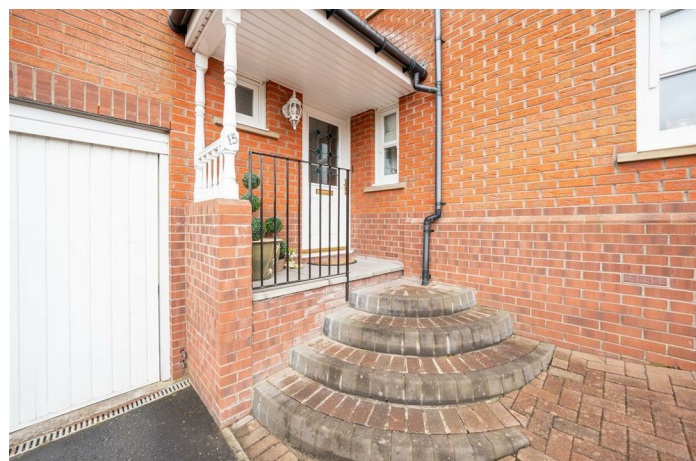


Simple Approach



**15 Cornhill Way, Perth
PH1 1LJ**

Offers over £308,000

Located on a peaceful, family friendly street, Cornhill Way is a highly sought after location within the Perthshire area. This stunning detached house comes to the market in great condition throughout and benefits from being close by to all local amenities along with being just a short drive away from Perth City Centre.

The accommodation is spacious throughout and set over two floors, comprising across the ground floor; a welcoming entrance, a bright front facing lounge with large front facing bay windows, a sizeable fitted kitchen, useful utility room, dining room, a conservatory and a downstairs WC. Upstairs the property enjoys further accommodation with four bedrooms (one of which is currently being utilized as a home study), a master ensuite and a family bathroom.

Specification includes double glazing and gas central heating. The home benefits from exceptional garden grounds to the rear of the property along with a large private driveway and an attached garage. This property due to its fantastic location and space lends itself to a wide range of buyers including growing families or mature couples. Viewing is essential to appreciate the overall excellent family home on offer here at Cornhill Way, Perth.

Lounge

13'11" x 11'7" (4.26 x 3.55)

Kitchen

12'0" x 9'6" (3.67 x 2.90)

Utility Room

7'2" x 5'6" (2.19 x 1.69)

Dining Room

9'0" x 9'10" (2.75 x 3.02)

Conservatory

12'5" x 9'1" (3.81 x 2.78)

WC

6'4" x 3'1" (1.94 x 0.94)

Master Bedroom

11'10" x 11'10" (3.63 x 3.63)

Master Bedroom En-Suite

6'8" x 5'1" (2.05 x 1.55)

Bedroom Two

9'10" x 9'8" (3.00 x 2.95)

Bedroom Three

9'4" x 8'7" (2.87 x 2.64)

Bedroom Four

11'3" x 6'9" (3.45 x 2.07)

Family Bathroom

6'10" x 5'6" (2.10 x 1.70)





- Impressive Detached House
- Dining Room
- Well Manicured Rear Garden
- Highly Sought After Location
- Four Bedrooms (One Currently A Home Study)
- Conservatory
- Private Driveway
- Bright Front Facing Lounge
- Sizeable Fitted Kitchen
- Attached Garage





Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1058961)



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		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		EU Directive 2002/91/EC	