Premier Properties
Perth

9 Earn Drive, Perth, PH1 1TD

Offers Over £385,000

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The City of Perth offers a wide range of amenities from every day shopping, recreational facilities, restaurants and bars, schooling and professional businesses.

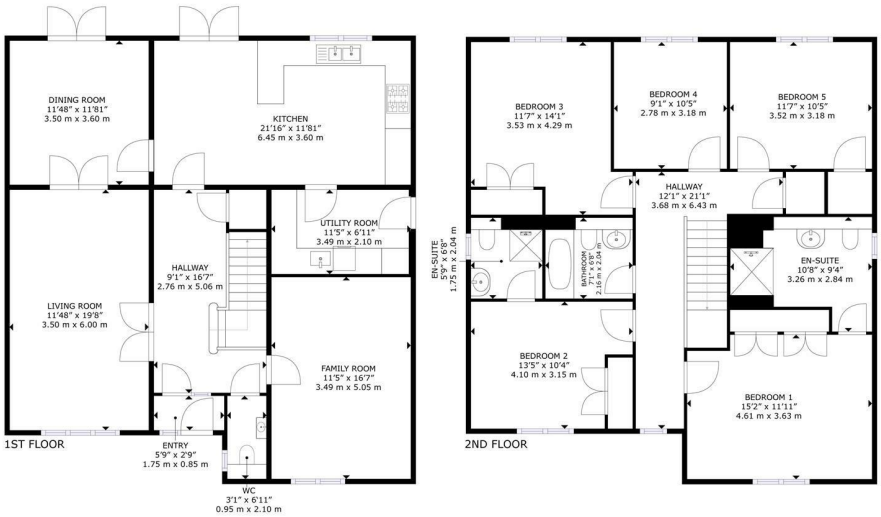
The Mill development is ideal for families who want plenty of open space but close to the A9 road network, and for children there are school busses to Madderty Village Primary School and Crieff High School that safely collect pupils from within the estate. Connections to mains water, roads adopted by Perth & Kinross council and fibre broadband of up to 1,600mbs, coupled with an energy efficient home, makes this a slice of the country without all the associated inconvenience. Tesco supermarket is under 10 minutes away and the towns of Perth & Crieff reachable in 15 minutes. The A9 only 5 minutes away gives access to Stirling within 30 minutes and the main central belt cities of Edinburgh & Glasgow are both within an hour's drive, making this a convenient location for commuters. Gloagburn Farm Shop, and the golf course and spa at the award-winning Gleneagles resort, are also close by, and independent schooling at Morrisons, Strathallan, Glenalmond, among others are easily reached.

Split over two levels the property provides spacious and well presented accommodation in a move-in condition. There are excellent storage facilities including built in wardrobes in 4 bedrooms along with Solid Oak Flooring throughout the ground floor and bedrooms. Warmth is provided by metered LPG gas central heating (paid monthly and serviced by shared gas tanks secluded at edge of the development) and the windows are full double glazed.

The accommodation is accessed via an entrance vestibule leading to a welcoming reception hall, WC, family room, spacious lounge, dining room, kitchen/breakfasting room and utility room. A fully carpeted staircase leads to the landing, main bedroom with en suite shower room (with wc), bedroom with en suite shower room (with wc), 3 further bedrooms and family bathroom (with wc).

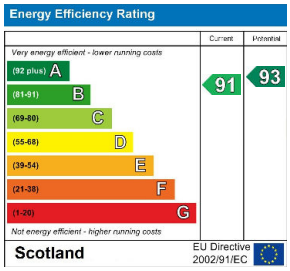
Externally the property benefits from large garden grounds which have been laid to lawn. The rear garden is fully enclosed with a decked patio to enjoy the finer weather. There is a double garage with light and power with a mono blocked driveway in front of it which provides off-street parking for a number of cars.

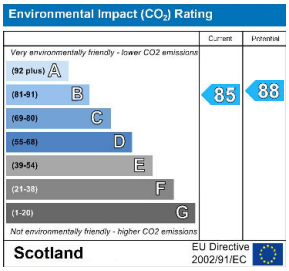
- 2 ensuite shower rooms
- 5 bedrooms
- Double garage
- Driveway
- Private rear garden



9 Earn Drive, Tibbermore, PH1 1TD

GROSS INTERNAL AREA
1ST FLOOR: 1,108 sq. ft, 102 m², 2ND FLOOR: 1,103 sq. ft, 102 m²
TOTAL: 2,211 sq. ft, 204 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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