



**Premier  
Properties**  
Perth



## 31 Cooper Drive, Perth, PH1 3GN

### Offers Over £280,000



Upon entering, you're greeted with a beautiful lounge area which follows through to an open plan kitchen providing ample storage! There is a conservatory off the side of the kitchen offering a great dining space or an additional reception area with access to the rear. There is also a W.C. completing the ground floor.

Upstairs the layout concludes of four double bedrooms, one further benefiting from an en-suite and a well-appointed family bathroom, ensuring that daily routines are both practical and comfortable, completing the home.

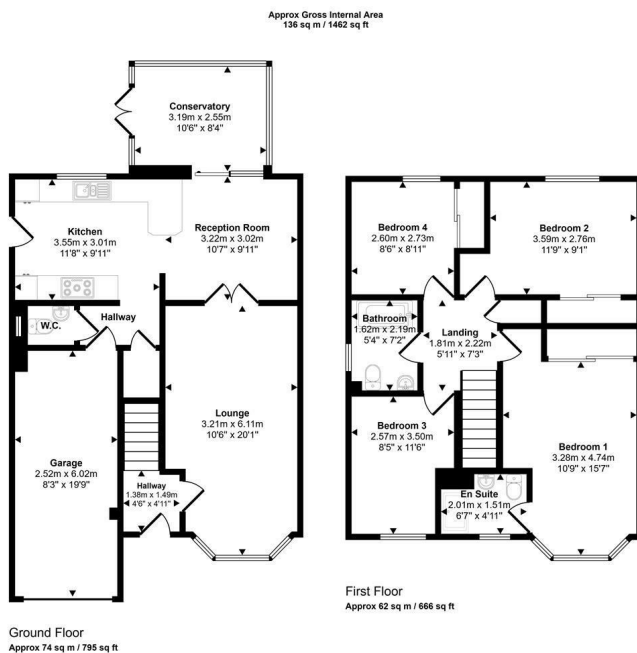
Additionally, the property boasts a garage, offering secure parking and extra storage space, whilst the double driveway further enhances convenience for residents and visitors alike.

Set in a peaceful neighbourhood with local amenities, schools, and parks within easy reach, this property is perfectly positioned for modern living. Whether you are looking to settle down or invest, this four-bedroom detached house presents an excellent opportunity.

Do not miss the chance to make this lovely house your new home.

- 4 bedrooms
- Detached house on Cooper Drive
- Includes a garage
- Off-street parking available
- Ideal family home
- Quiet residential area
- Close to local amenities
- Viewing recommended





Ground Floor  
Approx 74 sq m / 795 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
Scotland		EU Directive 2002/91/EC	



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