



**Premier
Properties**
Perth



Coral House Cairneyhill Road, Perth, PH1 4AD

Offers Over £325,000

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The good sized dining kitchen offers ample space. Completing the ground floor is a well-appointed family bathroom, ensuring convenience for all residents. Ascending to the first floor, you will find four spacious bedrooms, each offering a peaceful retreat, along with a shower room.

This property benefits from oil central heating and double-glazed and sash & case windows, ensuring warmth and energy efficiency throughout the year. Externally, the home features off-street parking, a large rear garden that is predominantly laid to lawn, providing a private oasis for outdoor activities and relaxation. Additionally, a single garage and an outbuilding/workshop, both equipped with light and power, offer valuable storage solutions or potential for further development.

Location: The charming village of Bankfoot lies approximately 8 miles north of Perth within easy access to the main A9 dual carriageway. The village is known for its picturesque surroundings, country walks and friendly community, providing a peaceful retreat while still being conveniently located for access to nearby amenities.

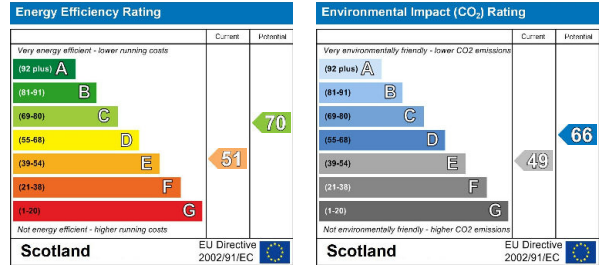
- Spacious 4-bedroom home
- Detached house in Bankfoot
- Log burning stove & open fire place
- Great storage space
- Oil central heating
- Double glazed and sash & case windows
- Private, large rear garden
- Off-street parking
- Single garage with power
- Viewing highly recommended



CORAL HOUSE, CAIRNEYHILL ROAD, BANKFOOT, PERTH, PH1 4AD

Total: 1737 sq. Ft. 161 m²
 Ground Floor: 840 sq. Ft. 78 m², 1st Floor: 897 sq. Ft. 83 m²
 Excluded Areas: Porch: 36 sq. Ft. 3 m², Garage: 182 sq. Ft. 17 m², Undefined: 12 sq. Ft. 1 m²,
 Outbuilding: 113 sq. Ft. 11 m², Fireplace: 10 sq. Ft. 1 m², Walls: 179 sq. Ft. 17 m²

All Measurements Are Approximate And For Display Purposes Only



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