

7 Cormac Street, Perth, PH1 0AB

Offers over £250,000

3 2 2 B









# 7 Cormac Street
# Perth, PH1 0AB

Offers over £250,000

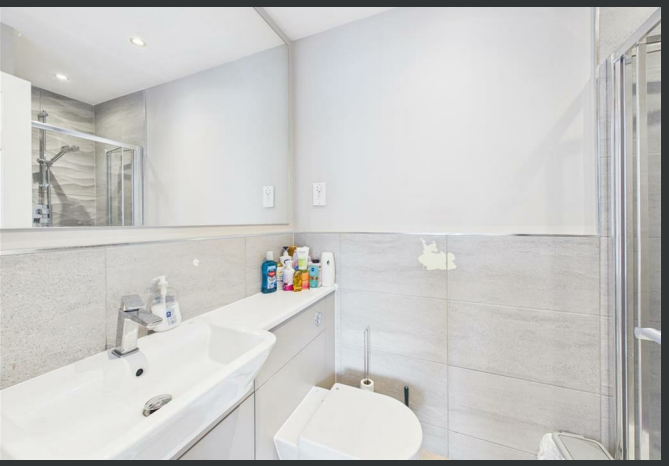
- Semi-detached villa
- Principal en-suite
- Modern dining kitchen
- Ground floor WC
- Enclosed rear garden
- Three bedrooms
- Bright garden room
- Spacious living room
- Contemporary family bathroom
- Allocated parking

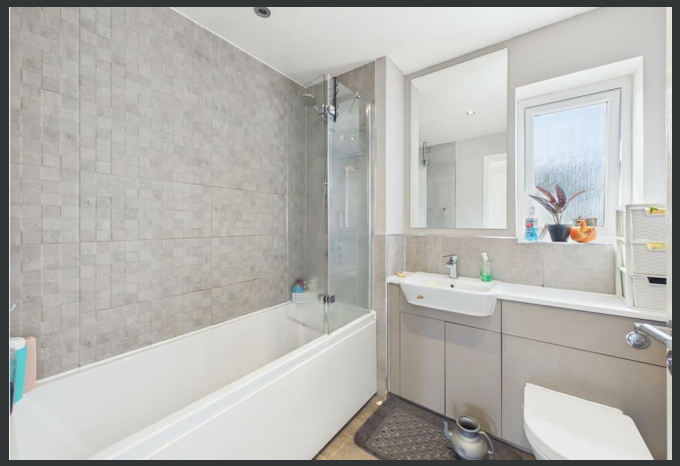
Situated within a modern and sought-after development on the outskirts of Perth, this beautifully presented three-bedroom semi-detached villa offers stylish, spacious accommodation perfectly suited to modern family living.

The welcoming entrance hall leads into a bright and generously proportioned living room, creating an ideal space to relax or entertain. To the rear, the contemporary dining kitchen is fitted with an excellent range of modern units, integrated appliances and ample dining space, with direct access to the impressive garden room. Flooded with natural light through multiple windows and French doors, this versatile additional reception space provides the perfect family room, playroom or entertaining area overlooking the enclosed rear garden. A convenient WC completes the ground floor. Upstairs, the property offers three well-proportioned bedrooms, including a principal bedroom with its own stylish en-suite shower room. The remaining bedrooms are served by a modern family bathroom finished with contemporary fixtures and fittings. Externally, the enclosed rear garden provides a safe and private space for children, pets and outdoor entertaining, while off-street parking and an EV charging point is located to the side of the property. Presented in excellent move-in condition throughout, this fantastic home combines modern design, generous living space and a superb location close to excellent local amenities, schools and transport links into Perth city centre.













## Location

Cormac Street forms part of the Bertha Park development on the western edge of Perth, offering an excellent balance of convenience and accessibility. The area is well served by nearby supermarkets, local shops, cafés and leisure facilities, while reputable primary and secondary schools are within easy reach. Perth city centre is just a short drive away, providing an extensive range of shopping, restaurants, entertainment and professional services. Excellent transport connections, including quick access to the A9, make commuting to Dundee, Edinburgh, Glasgow and Inverness straightforward. Nearby green spaces and walking routes further enhance this popular location for families, professionals and first-time buyers.














Approximate total area(1)

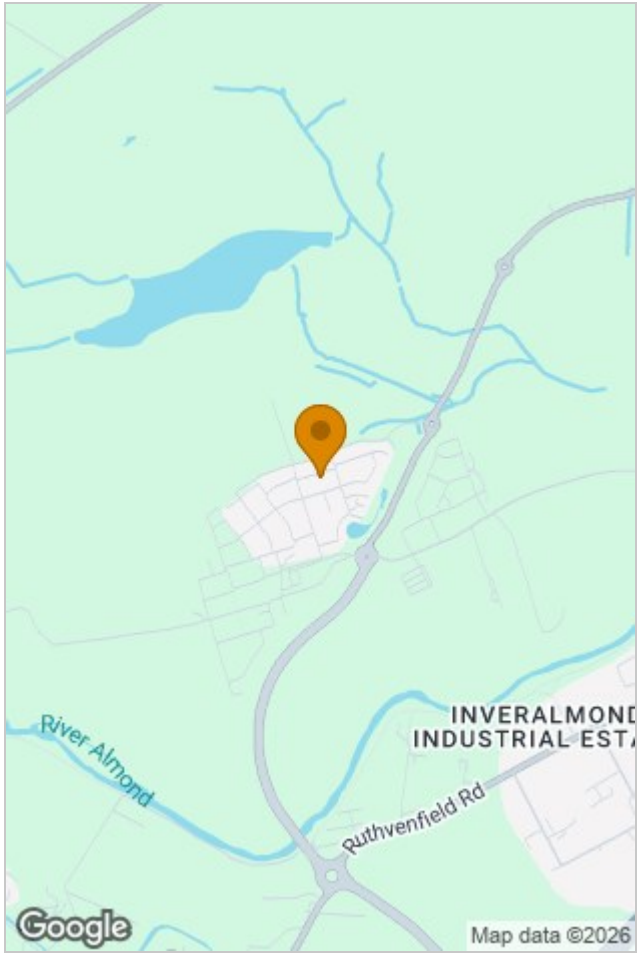
996 ft²

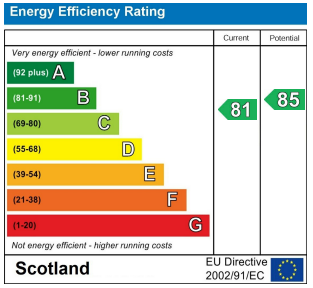
92.5 m²

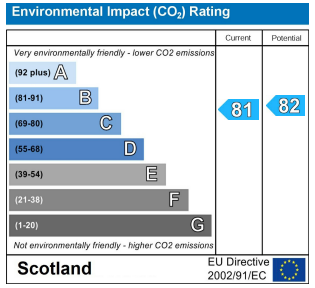
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360




## Viewing

Please contact our Perth Office on 01738 260 035
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Inveralmond Business Centre 6 Auld Bond Road, Perth, Perthshire, PH1 3FX
T. 01738 260 035 | hello@weareposible.co.uk
weareposible.co.uk