



50 Cooper Drive, Perth, PH1 3GN
Offers over £317,500

4 3 2 C



- Detached modern family home
- Two en-suite bedrooms
- Separate dining room
- Family bathroom plus ground floor WC
- Private rear garden
- Four well-proportioned bedrooms
- Bright living room with bay window
- Sunroom with garden access
- Integral garage and driveway parking
- Gas central heating & double glazing

50 Cooper Drive is a desirable detached family home, attractively positioned at the open end of a quiet residential street and enjoying an open aspect with no immediate neighbours to the rear on the right-hand side. The property further benefits from a south-facing rear garden, providing a bright and private outdoor setting ideal for family life and entertaining.

The ground floor offers spacious and versatile accommodation throughout. A welcoming lounge features double doors opening into the dining area, creating a flexible layout for both everyday living and social occasions. The large kitchen diner is well equipped with a gas hob, double oven and integrated fridge freezer, and offers excellent space for family dining. From here, access is provided to an impressive seven-metre conservatory, enjoying full views across the garden and flooding the space with natural light. A downstairs cloakroom adds everyday convenience. A utility room, complete with washing machine, adjoins the garage and benefits from internal access. Upstairs, the accommodation continues to impress. The spacious principal bedroom features an en-suite shower room and two double fitted wardrobes. The second double bedroom enjoys a Juliet balcony, fitted wardrobes and its own en-suite bathroom. The third bedroom also benefits from fitted wardrobe storage and enjoys pleasant views overlooking the rear garden, while the fourth bedroom is a small double with a built-in wardrobe, ideal as a bedroom, nursery or home office. A family bathroom completes the upper level. Externally, the property enjoys a private, well-proportioned garden, driveway parking and integral garage, making this an excellent long-term family home in a sought-after location.





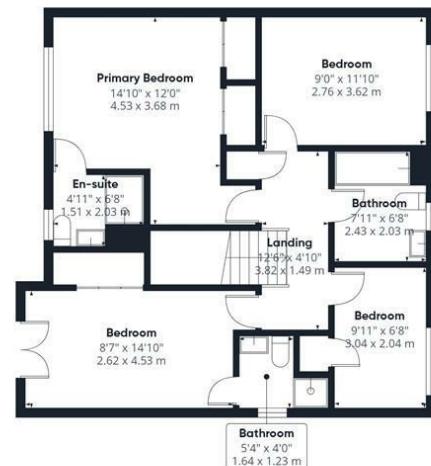
Location

Cooper Drive is situated within a popular modern residential area on the outskirts of Perth, offering a convenient setting for family living. The area benefits from easy access to local amenities including schools, supermarkets, medical facilities and leisure options. Perth city centre is only a short distance away, providing a wider range of shopping, restaurants and transport links, including a mainline railway station. Excellent road connections allow easy commuting to Dundee, Inverness and Edinburgh, while nearby green spaces and countryside walks offer opportunities for outdoor recreation. This location combines suburban comfort with city convenience.





Ground floor



Floor 1



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.

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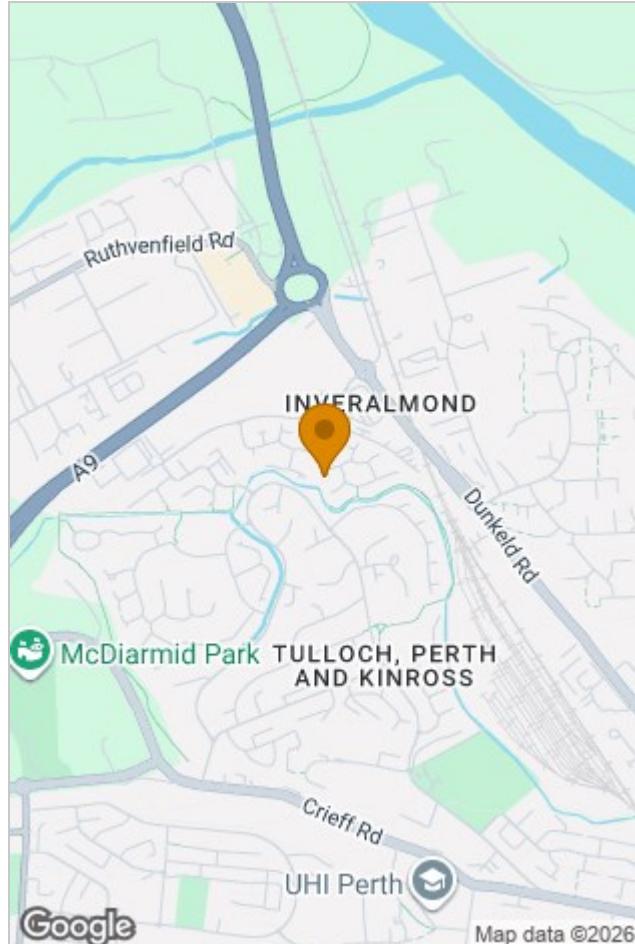
Approximate total area⁽¹⁾

1591 ft²
147.9 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	79	82
(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	78	79
(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

