



22 Corsie Drive, Perth, PH2 7BU  
Offers over £445,000

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## 22 Corsie Drive Perth, PH2 7BU

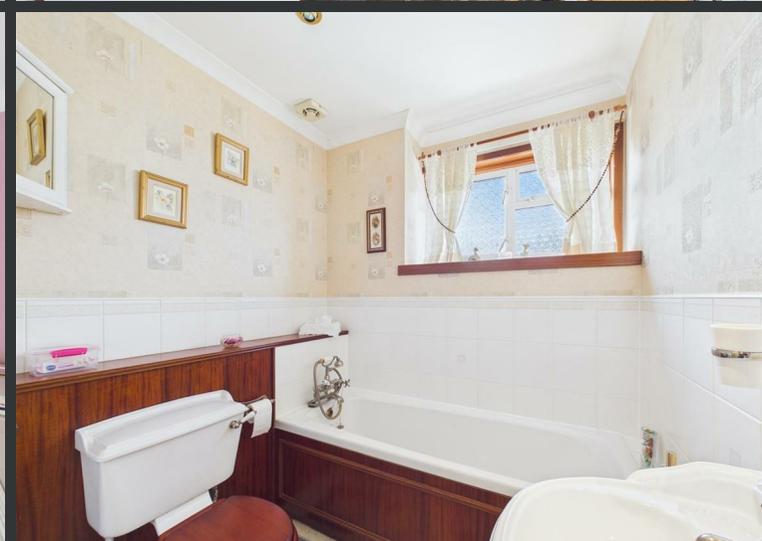
Offers over £445,000

- Spacious detached family home
- Bright living room with feature fireplace
- Separate dining room
- Three bathrooms
- Private driveway and garage
- Four generous double bedrooms
- Modern kitchen with central island
- Sunroom overlooking the garden
- Utility room and ground floor WC
- Well-maintained front and rear gardens

Located within a prime residential area of Perth, this spacious four-bedroom detached family home offers generous accommodation, attractive gardens and excellent versatility for modern living.

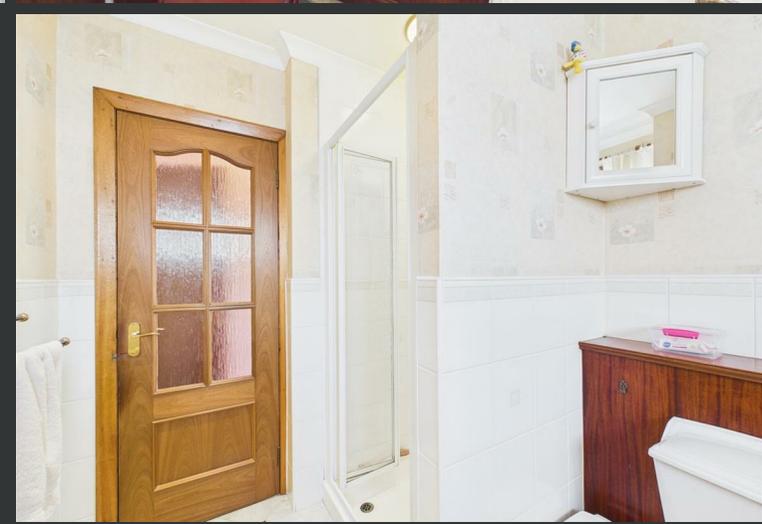
The property opens into a welcoming entrance hallway which provides access to the main ground floor rooms. A bright and comfortable living room sits to the front of the property, featuring a large window and attractive fireplace, creating a warm and relaxing space. The heart of the home is the spacious kitchen, fitted with a range of modern units, integrated appliances and a central island. The kitchen flows through to a dining room which overlooks the garden, providing an ideal setting for family meals and entertaining. A charming sunroom offers a peaceful place to relax while enjoying views across the front garden. The ground floor also benefits from a double bedroom/sitting room, useful utility room, a WC and a bathroom. Upstairs, the property offers three well-proportioned double bedrooms including one with its own en-suite bathroom. A further family bathroom completes the upper level. Externally, the home enjoys well-maintained gardens to the front and rear, along with a driveway and garage providing excellent parking and storage.



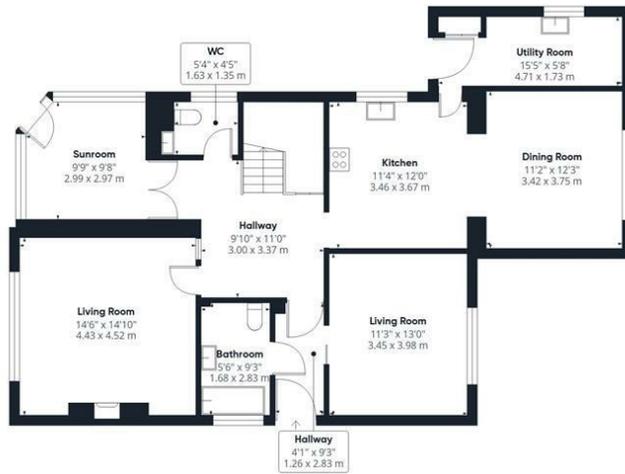


## Location

Corsie Drive is situated within a popular and well-established residential area of Perth, offering a peaceful setting while remaining close to the city's wide range of amenities. Perth provides excellent shopping, restaurants, cafés, leisure facilities and cultural attractions. The area benefits from well-regarded local schools and convenient public transport links. For commuters, the nearby road network provides easy access to the A9 and M90, connecting to Dundee, Stirling, Edinburgh and Glasgow. The surrounding Perthshire countryside offers beautiful scenery and outdoor activities including walking, cycling and golf, while the River Tay and nearby parklands provide attractive green spaces for recreation and relaxation.







Ground floor



Floor 1



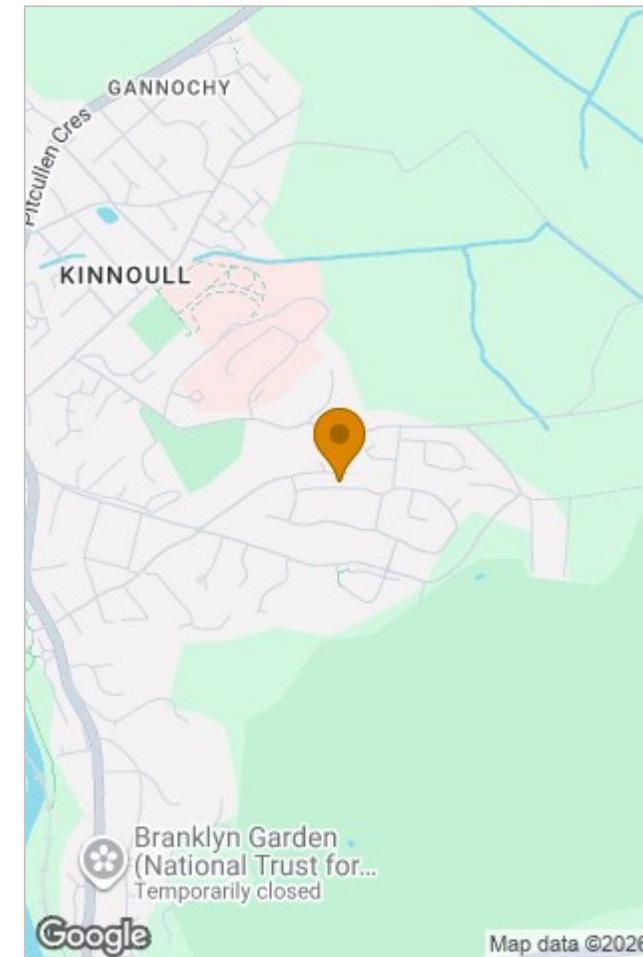
Approximate total area<sup>(1)</sup>

1821 ft<sup>2</sup>  
169 m<sup>2</sup>

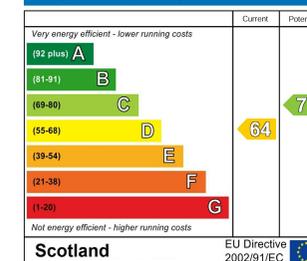
(1) Excluding balconies and terraces

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

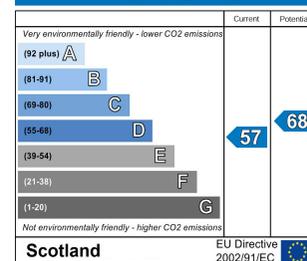
GIRAFFE360



Energy Efficiency Rating



Environmental Impact (CO<sub>2</sub>) Rating



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.

