



5 Gowrie Farm, Perth, PH1 4PP

Offers Over £335,000



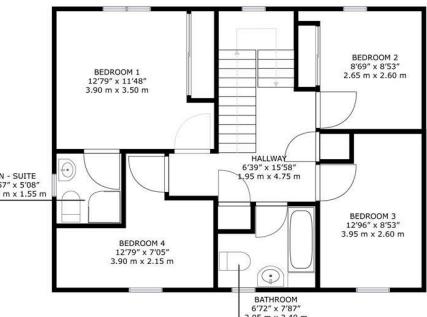
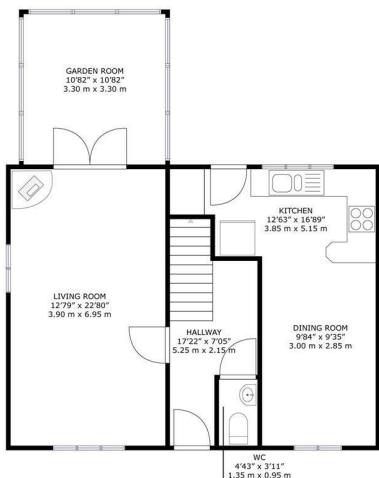
This spacious family home offers a well-thought-out layout across two levels. On the ground floor, you'll find a welcoming entrance hall leading to a generously sized lounge, which flows into a bright conservatory. The kitchen, which is conveniently connected to the dining room, provides access to the rear garden, ideal for outdoor entertaining. A W.C. is also located on this level for added convenience.

Upstairs, the property boasts four spacious bedrooms, one of which features an en-suite bathroom, alongside a family bathroom to accommodate the rest of the household.

Externally, the home is complemented by breathtaking views over the surrounding countryside, offering a tranquil and picturesque setting. This property is truly a peaceful retreat, perfect for family living. Fully enclosed garden designed by Professional landscaper with mature shrubs and trees, raised vegetable beds, pond and generous lawn.

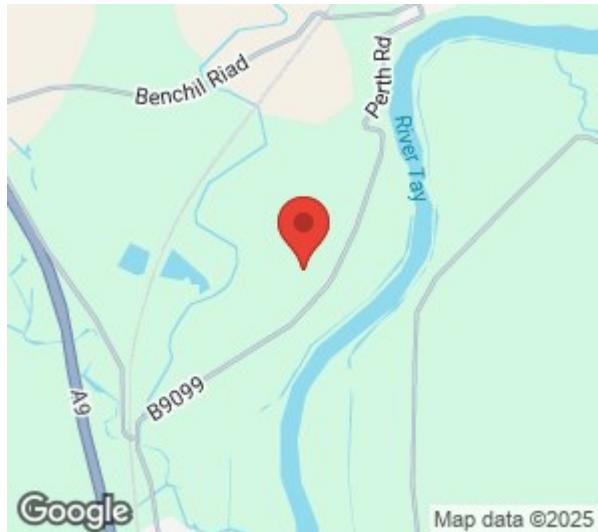
Parking is available via a driveway to the front which leads to a garage. Early viewing is highly recommended.

- 4 Bedrooms
- Countryside Views
- Popular Area
- Driveway
- Rural Location
- Open Plan Living



5, Gowrie Farm Stanley, Perth, PH1 4PP

GROSS INTERNAL AREA
FLOOR 1: 722 sq. ft, 67.1 m², FLOOR 2: 584 sq. ft, 54.3 m²
TOTAL: 1306 sq. ft, 121.4 m²
SIZES AND DIMENSIONS ARE APPROXIMATE AND ACTUAL MAY VARY.



Energy Efficiency Rating	
Very energy efficient - lower running costs (F2 plus)	A
(B1-01)	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 ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions (F2 plus)	A
(B1-01)	B
(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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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