



31 Cooper Drive, Perth, PH1 3GN

Offers Over £280,000



Upon entering, you're greeted with a beautiful lounge area which follows through to an open plan kitchen providing ample storage! There is a conservatory off the side of the kitchen offering a great dining space or an additional reception area with access to the rear. There is also a W.C. completing the ground floor.

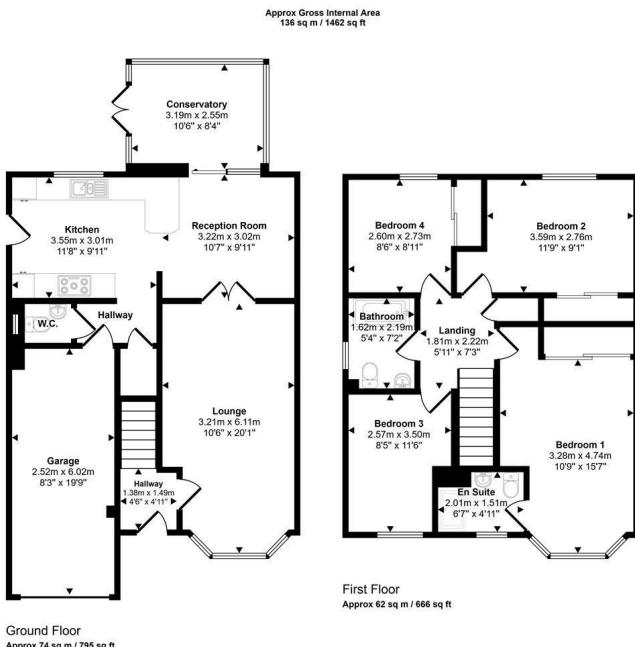
Upstairs the layout concludes of four double bedrooms, one further benefiting from an en-suite and a well-appointed family bathroom, ensuring that daily routines are both practical and comfortable, completing the home.

Additionally, the property boasts a garage, offering secure parking and extra storage space, whilst the double driveway further enhances convenience for residents and visitors alike.

Set in a peaceful neighbourhood with local amenities, schools, and parks within easy reach, this property is perfectly positioned for modern living. Whether you are looking to settle down or invest, this four-bedroom detached house presents an excellent opportunity.

Do not miss the chance to make this lovely house your new home.

- 4 bedrooms
- Detached house on Cooper Drive
- Includes a garage
- Off-street parking available
- Ideal family home
- Quiet residential area
- Close to local amenities
- Viewing recommended



Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) 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	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
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(21-38) F	
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Not environmentally friendly - higher CO ₂ emissions	
Scotland EU Directive 2002/91/EC	



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