



**Premier
Properties**
Perth



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.

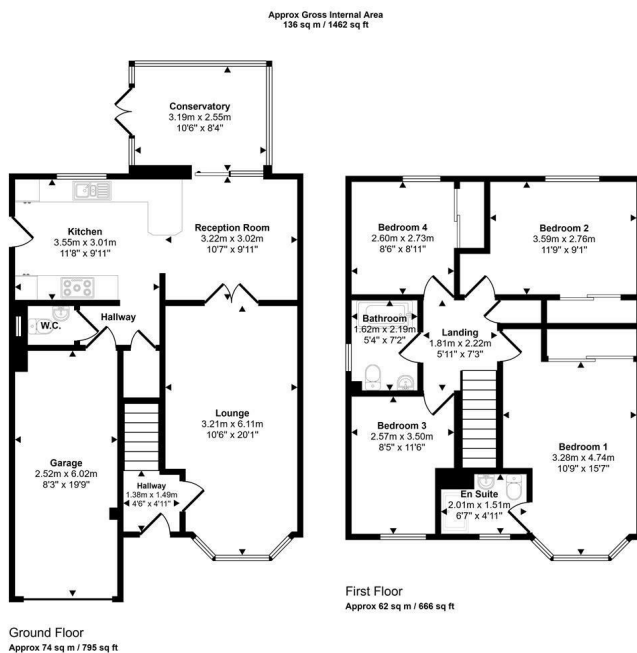
Upstairs the layout concludes of four double bedrooms, one further benefiting from an en-suite and a well-appointed family bathroom, ensuring that daily routines are both practical and comfortable, completing the home.

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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(38-54) E			(38-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	



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