



**Premier  
Properties**  
Perth



## Glenburn Nicoll Drive, Perth, PH1 4BL Offers Over £360,000

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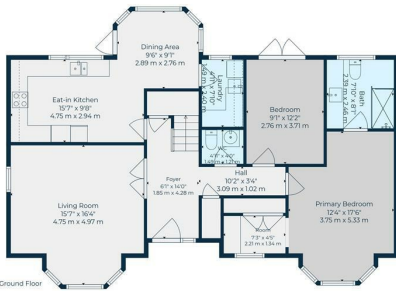
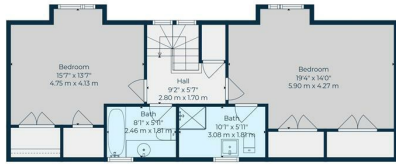
As you enter, you are welcomed by a generous hallway that leads to a bright and airy lounge, featuring large bay windows that fill the space with natural light. The well-appointed kitchen provides ample room for a dining table, making it an ideal spot for family meals and entertaining guests. There is also a dining room that could be used as the fourth bedroom.

This home boasts a convenient ground floor bedroom complete with a dressing room and an en suite shower room, ensuring privacy and comfort for guests or family members. The first floor features a landing that leads to a family bathroom and two additional bedrooms, one of which also benefits from an en suite shower room, providing flexibility for family living.

The property is equipped with oil central heating and double-glazed windows throughout, ensuring warmth and energy efficiency. Externally, the house is surrounded by delightful garden grounds both at the front and rear. The rear garden is a true highlight with it being predominantly laid to lawn and adorned with vibrant flowers and bushes, creating a serene outdoor retreat. A charming bridge crosses over a stream, offering picturesque views of the surrounding countryside. Off-street parking is available for several cars, leading to a detached double garage that is fitted with light and power.

Location: The charming village of Bankfoot lies approximately 8 miles north of Perth within easy access to the main A9 dual carriageway. The village is known for its picturesque surroundings, country walks and friendly community, providing a peaceful retreat while still being conveniently located for access to nearby amenities.

- 4 bedroom
- Detached house
- Large lounge with bay windows
- 3 bathrooms
- Oil central heating
- Double glazed windows
- Front and rear gardens
- Double garage with power
- Countyside views



**Total: 1746 sq. Ft. 162 m<sup>2</sup>**  
 Ground Floor: 1102 sq. Ft. 102 M<sup>2</sup>, 1st Floor: 644 sq. Ft. 60 m<sup>2</sup>  
 Excluded Areas: Low Ceiling: 71 sq. Ft. 7 M<sup>2</sup>, Walls: 143 sq. Ft. 13 m<sup>2</sup>  
 All Measurements Are Approximate And For Display Purposes Only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	71	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
Scotland		EU Directive 2002/91/EC	



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