



**Premier
Properties**
Perth



4 Burnside Park, Perth, PH1 3BF

Offers over £520,000

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The property sits within a very good sized plot featuring gardens to the front, side and rear. There is plenty of off road parking and a double garage. Warmth is provided by a gas central heating and also features a log burning stove and the property is double glazed.

The accommodation is as follows :-

Ground floor: Entrance vestibule, reception hall, lounge, sun room, dining room, kitchen/dining area, utility room, shower room, and conservatory.

First floor: Gallery landing with study area, master bedroom with en-suite shower room, two further bedrooms with en-suite shower rooms, two further bedrooms and family bathroom.

Location: Set in the desirable area of Pitcairngreen this property is perfectly situated for those looking to be within easy reach of Perth with all its amenities without compromising the benefits of a quiet residential area. Its friendly and active community is centred around the village hall and the local inn. A shop, church and Post Office can be found less than a mile away in Almondbank.

Perth is only 5 miles away with a comprehensive range of shops, professional services, bars and restaurants as well as art galleries, a theatre, a concert hall, cinema and Scone Palace which hosts a variety of events each year. Leisure facilities include a swimming pool, ice rink and two sports centres. Perth is often referred to as a gateway to the highlands and for those who enjoy outdoor pursuits, the rivers, hills and lochs of the highlands offer a whole variety of outdoor activities. There are excellent links from Perth to Edinburgh, Glasgow, Dundee, Aberdeen and Inverness. Edinburgh Airport is approximately 45 miles away.

- Immaculately Presented
- Walk In Condition
- Double Glazed
- Gas Central Heating
- Versatile Accommodation
- Double Garage
- Extensive Garden Grounds
- Village Location
- Lovely Views
- 3 Ensuite Bedrooms

