



NeilWhittet
solicitors and
estate agents

11 Shorthorn Drive,
Perth, PH1 3JU
Offers Over £289,000

www.neilwhittet.com



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Beautifully presented detached 4 bed villa situated in the popular Barratt development on the outskirts of Perth. This stunning family home comprises of bright lounge overlooking the front garden and beyond, modern high gloss kitchen/diner with integrated appliances, large under-stair walk-in cupboard, French door to enclosed garden with stunning views over the surrounding countryside and the added benefit of a luxury hot tub which will remain, convenient wc & utility with plumbing for W/M & T/D. First floor accommodation includes a spacious main bedroom with triple built in wardrobes and ensuite shower room, another good-sized double with built in wardrobes, another two bedrooms, one of which has built in mirrored wardrobes, modern three piece bathroom suite with mains shower. Gas central heating is installed throughout. Externally there is an integrated garage with a driveway for two cars, to the rear is mainly laid to lawn with slabbed patio. Early viewing is highly recommended to appreciate this beautiful family home.





- Lounge – 5.25m x 3.02m (approx)
- Kitchen/Diner – 4.90m x 3.00m (approx)
- WC – 1.92m x 1.10m (approx)
- Utility Room – 1.97m x 1.73m (approx)
- Bedroom 1 – 4.30m x 3.54m (approx)
- Ensuite – 2.15m x 1.96m (approx)
- Bedroom 2 – 4.30m x 2.72m (approx)
- Bedroom 3 – 3.06m x 2.32m (approx)
- Bedroom 4 – 2.90m x 2.32m (approx)
- Bathroom – 2.10m x 1.68m (approx)



Burdens –

Council Tax Band - E

EPC – B

Note: While Neil Whittet Solicitors make every effort to ensure all particulars are correct and given in good faith any intending purchasers should satisfy themselves by inspection or to the correctness of each of them.



Abernethy

Almondbank

Bankfoot

Coupar Angus

Luncarty

Murthly

Newburgh

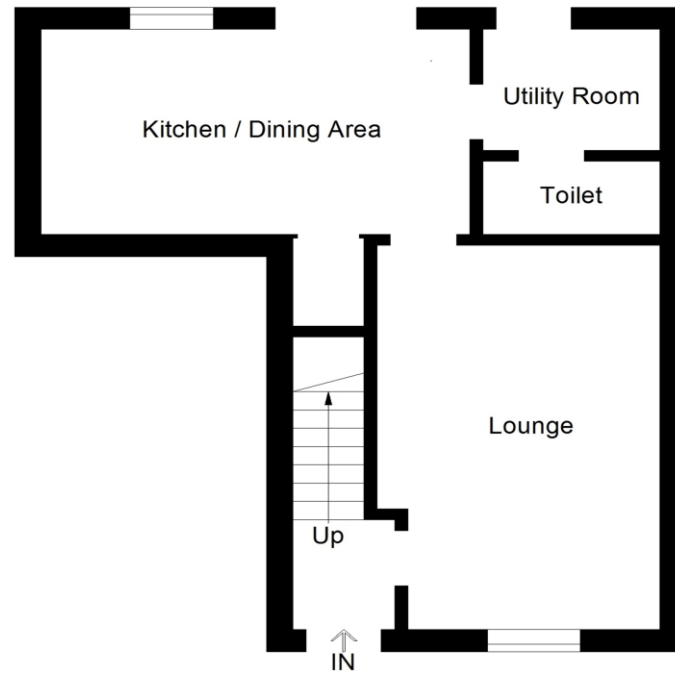
Perth

Ruthvenfield

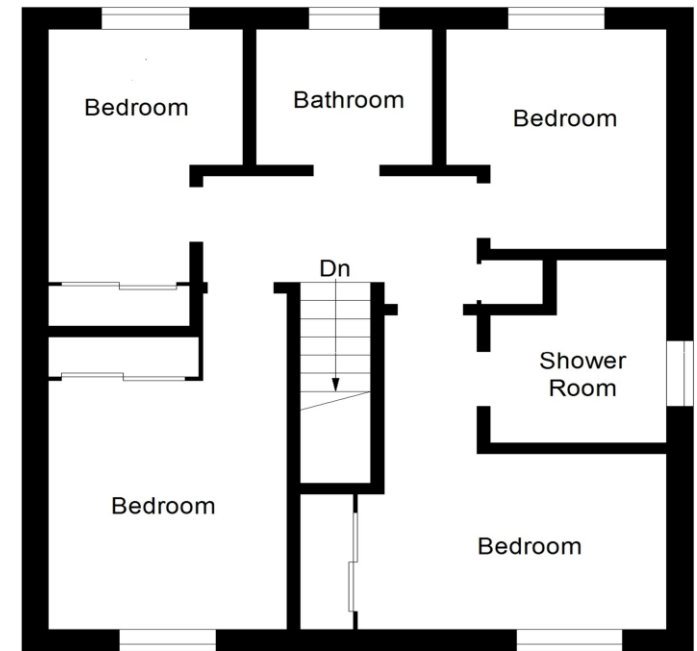
Scone

Stanley

St Madoes



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1068899 / Ref:87696)

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Property Centre