Premier Properties
Perth



5 Earn Drive, Perth, PH1 1TD

Offers Over £415,000

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Upon entering, you are greeted by a welcoming vestibule that leads into a generous hallway. The ground floor features a delightful living room, complete with a log-burning stove. Additionally, there is a sitting room and a family room, providing ample space for relaxation and entertainment. The heart of the home is the kitchen/dining room, which is perfect for family meals and gatherings. A utility room and a convenient WC complete the ground floor.

Moving to the first floor, you will find two bedrooms with en suite shower rooms, offering privacy and comfort. Three further bedrooms provide plenty of space for family or guests, along with a well-appointed family bathroom.

This property is equipped with gas central heating and double-glazed windows throughout, ensuring warmth and energy efficiency. The home also benefits from excellent storage facilities and solar panels, making it both practical and environmentally friendly.

Externally, the house occupies the largest plot in the development, with garden grounds that are mainly laid to lawn, providing a perfect space for outdoor activities. The rear garden is fully enclosed, offering a private retreat for family enjoyment. Off-street parking is available via the driveway, which leads to a detached double garage equipped with light and power.

This delightful family home in Tibbermore is not to be missed, offering a perfect blend of comfort, space, and modern living in a picturesque setting.

The City of Perth offers a wide range of amenities from every day shopping, recreational facilities, restaurants and bars, schooling and professional businesses.

The Mill development is ideal for families who want plenty of open space but close to the A9 road network, and for children there are school busses to Madderty Village Primary School and Crieff High School that safely collect pupils from within the estate. Connections to mains water, roads adopted by Perth & Kinross council and fibre broadband of up to 1,600mbs, coupled with an energy efficient home, makes this a slice of the country without all the associated inconvenience. Tesco supermarket is under 10 minutes away and the towns of Perth & Crieff reachable in 15 minutes. The A9 only 5 minutes away gives access to Stirling within 30 minutes and the main central belt cities of Edinburgh & Glasgow are both within an hour's drive, making this a convenient location for commuters. Gloagburn Farm Shop, and the golf course and spa at the award-winning Gleneagles resort, are also close by, and independent schooling at Morrisons, Strathallan, Glenalmond, among others are easily reached.

- 5 bedrooms
- 3 bathrooms
- Detached family home
- 3 reception rooms
- Private rear garden
- Double glazing throughout
- Large garden plot
- Double garage with power
- Close to A9 road network
- Solar Panels







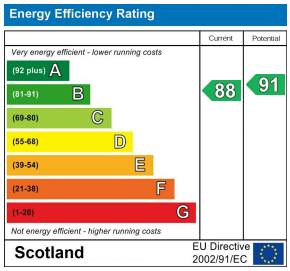


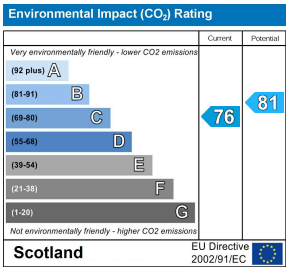
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Total: 2413 sq. Ft, 224 m2

1st Floor: 1146 sq. Ft, 106 M2, 2nd Floor: 1267 sq. Ft, 118 m2
Excluded Areas: Garage: 387 sq. Ft, 36 M2, Undefined: 100 sq. Ft, 9 M2, Utility: 73 sq. Ft, 7 M2,
Walls: 186 sq. Ft, 18 m2

All Measurements Are Approximate And For Display Purposes Only













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