



11 Cornhill Way, Perth, PH1 1LJ  
Offers over £400,000

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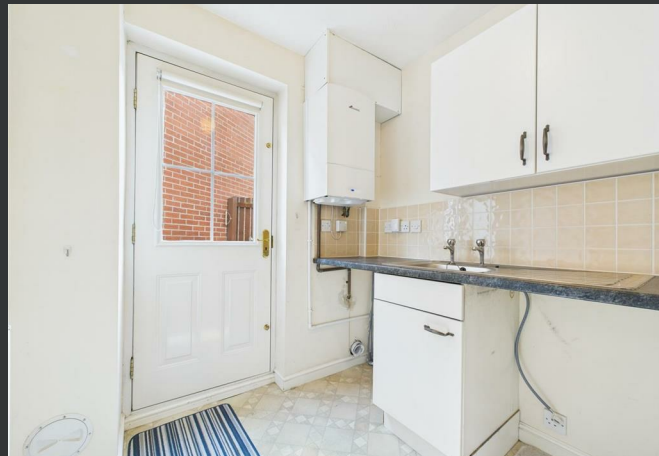
# 11 Cornhill Way Perth, PH1 1LJ

- Five-bedroom detached family home
- Fitted kitchen with separate utility room
- Principal bedroom with en suite
- Downstairs WC and flexible 5th bedroom/home office
- Detached double garage and driveway parking
- Large dual-aspect living room with bay window
- Formal dining room ideal for entertaining
- Family bathroom with separate shower and bath
- Private, enclosed rear garden with patio and lawn
- Sought-after location close to schools and amenities

Nestled within a peaceful cul-de-sac in one of Perth's most sought-after residential developments, this spacious five-bedroom, three-bathroom detached home offers the perfect blend of size, style and comfort. Set on a generous corner plot, the property enjoys fantastic kerb appeal and provides a double garage, large driveway and well-maintained wraparound gardens.

The ground floor welcomes you with a bright entrance hall, leading into a stunning dual-aspect lounge with a feature fireplace and bay window. A separate formal dining room offers the ideal space for entertaining, while the generous kitchen is well-equipped and fitted with ample storage. A handy utility room, WC, and a downstairs bedroom or home office complete the level. Upstairs hosts four additional bedrooms, including a generous principal bedroom with en suite, and a modern family bathroom with both bath and walk-in shower. Each bedroom benefits from excellent natural light and built-in storage. The rear garden is fully enclosed, offering a private haven for families, pets or outdoor entertaining, with patio space and lawn bordered by mature hedging. With gas central heating, double glazing and neutral décor throughout, this home is ready for a family to move in and make their own.

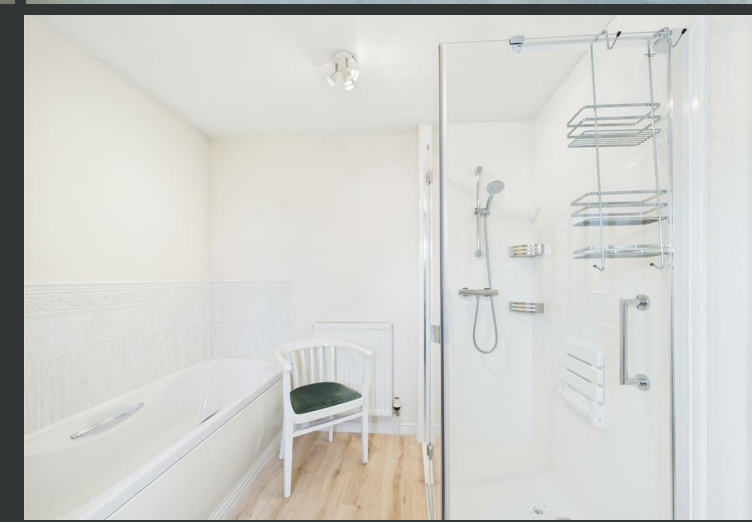
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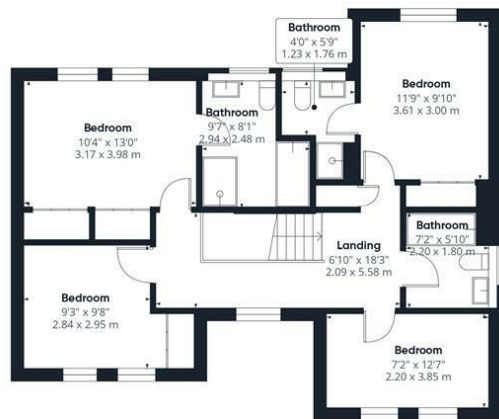
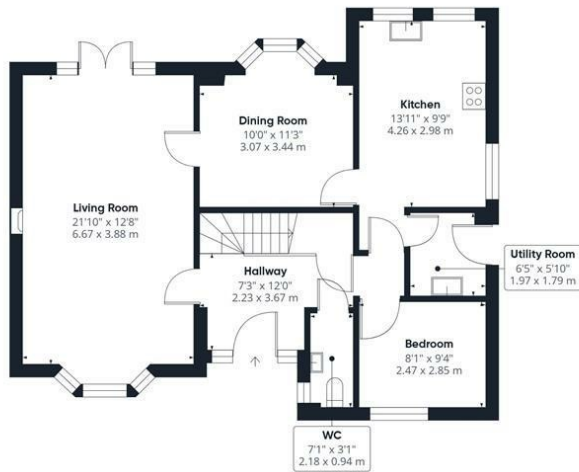
## Location

11 Cornhill Way is situated in the ever-popular Oakbank area of Perth, offering a perfect balance of suburban peace and city convenience. Residents enjoy easy access to a range of amenities including supermarkets, primary and secondary schools, and recreational facilities. The city centre is just a short drive away, offering shopping, dining and cultural attractions. For commuters, the nearby Broxden and Inveralmond roundabouts provide swift access to the A9 and M90, connecting to Glasgow, Edinburgh and beyond. With scenic countryside nearby and a strong sense of community, Cornhill Way is ideal for families seeking space, comfort, and connectivity.







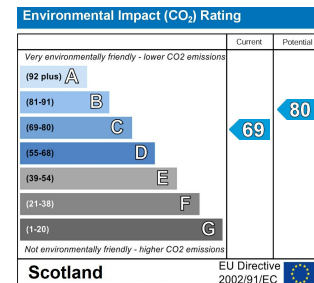
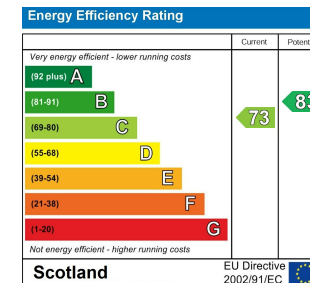
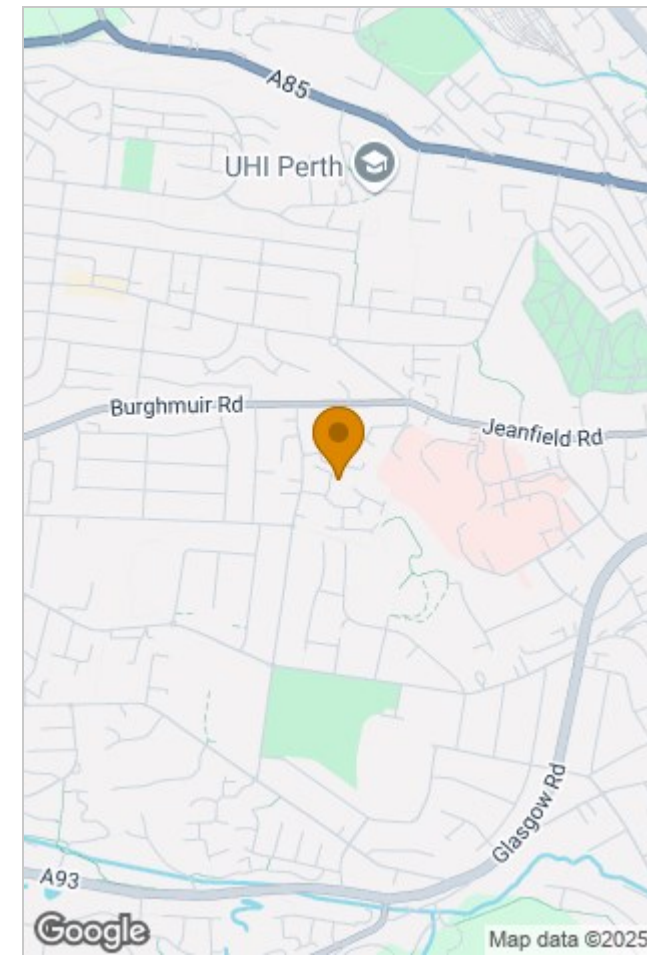


Approximate total area<sup>(1)</sup>  
1564 ft<sup>2</sup>  
145 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Viewing

Please contact our Perth Office on 01738 260 035 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.