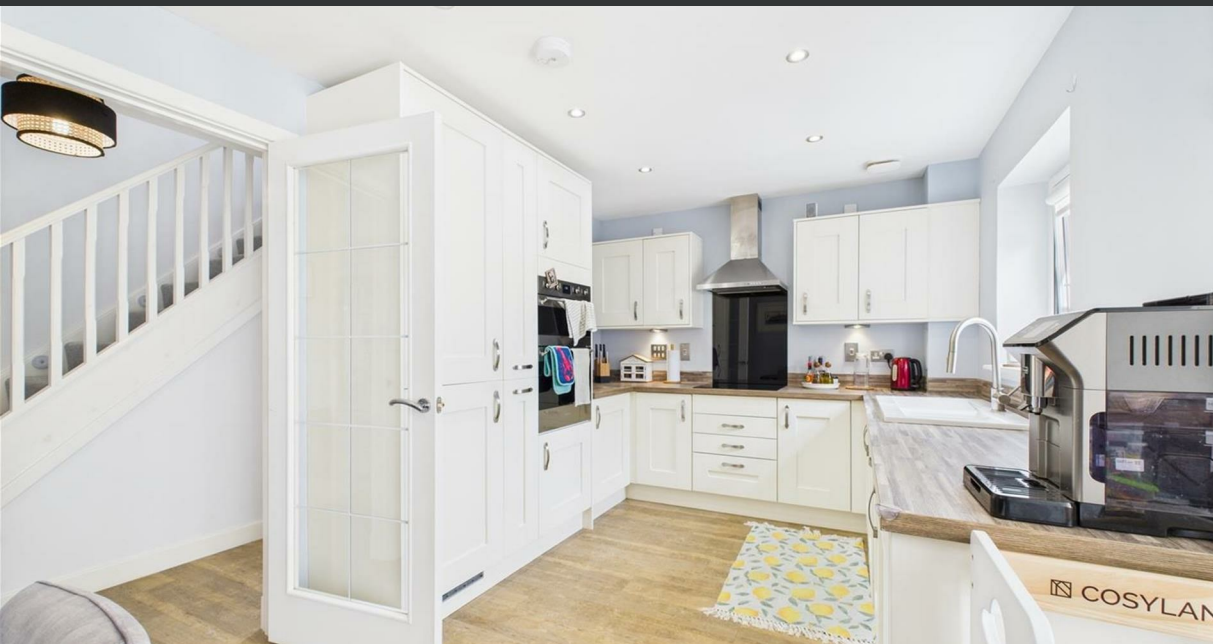




1 Cormac Street, Perth, PH1 0AB
Offers over £315,000

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1 Cormac Street Perth, PH1 0AB

- Four generously sized bedrooms
- Contemporary kitchen with dining area
- Principal bedroom with en-suite
- Integral garage with internal access
- Double driveway for off-street parking
- Bright living room with bay window
- Airy sunroom with garden access
- Modern family bathroom & ground-floor WC
- Private enclosed rear garden
- Located in the popular Bertha Park development

Welcome to 1 Cormac Street — an immaculate four-bedroom detached home set within the popular and family-friendly Bertha Park development. This modern property offers a perfect blend of style, comfort, and functionality across two spacious floors, making it ideal for contemporary family living.

On the ground floor, a bright and welcoming hallway leads into the generous living room, complete with a bay window that floods the space with natural light. The heart of the home is the open-plan kitchen and dining area, featuring sleek units, quality integrated appliances, and ample space for family meals or entertaining. A beautiful sunroom extends from the kitchen, providing direct access to the rear garden and creating a peaceful spot to unwind. There's also a handy WC and internal access to the integral garage. Upstairs, the home continues to impress with four well-proportioned bedrooms. The principal bedroom includes an en-suite and fitted storage, while the stylish family bathroom serves the remaining rooms. The layout is perfect for families, offering flexibility for guest rooms, a home office or children's bedrooms. Outside, the enclosed rear garden is ideal for pets and play, with a neat lawn and patio for al fresco dining. A double driveway offers private off-street parking. Modern, move-in ready, and situated in a thriving new community with great amenities and transport links — this home is a standout.

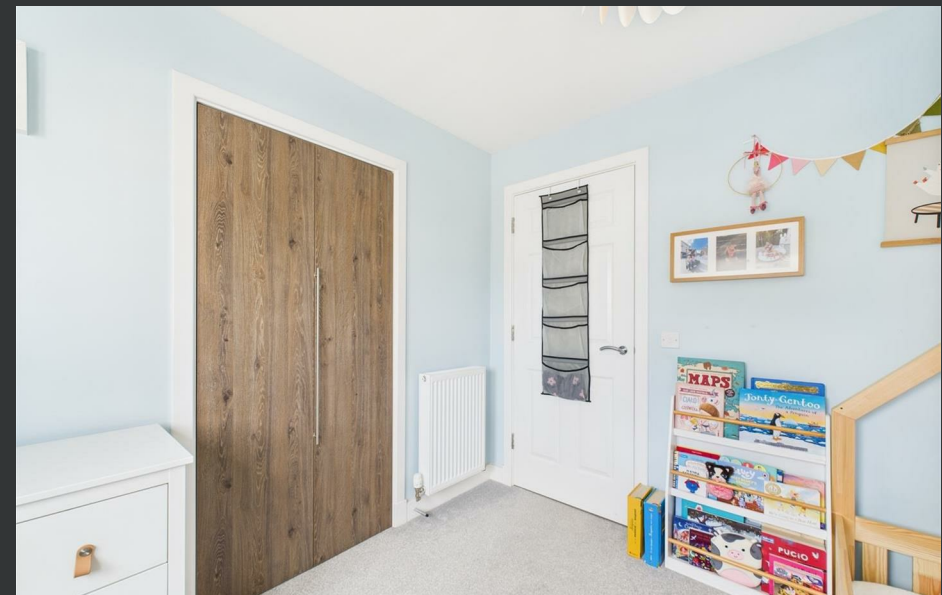
Offers over £315,000

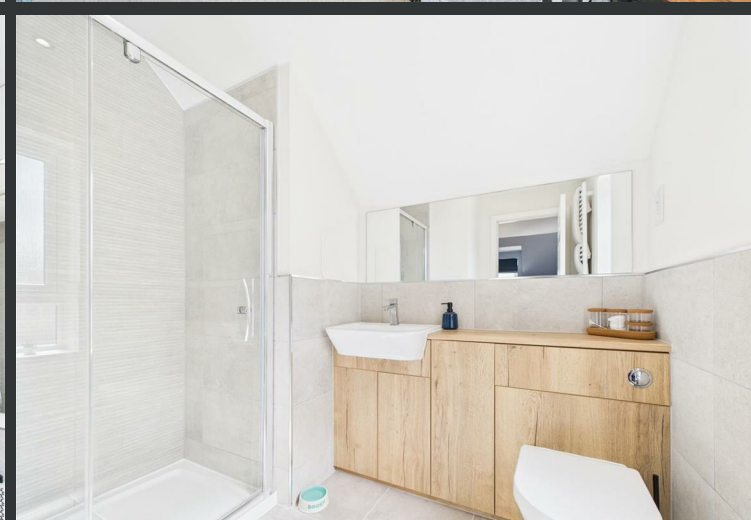
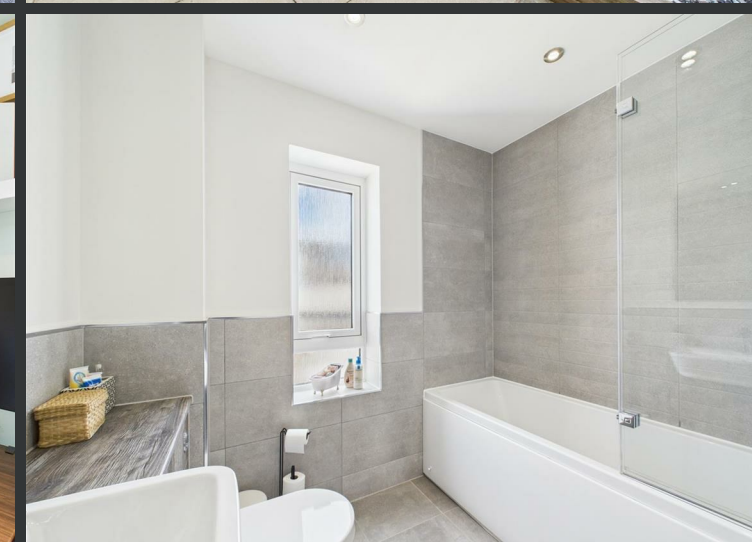


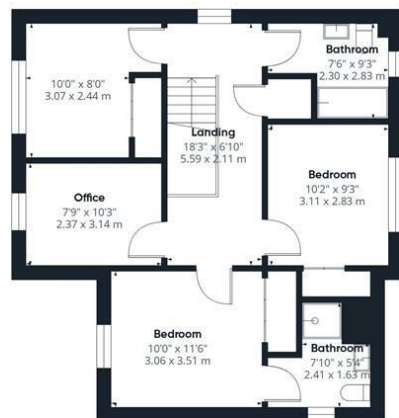
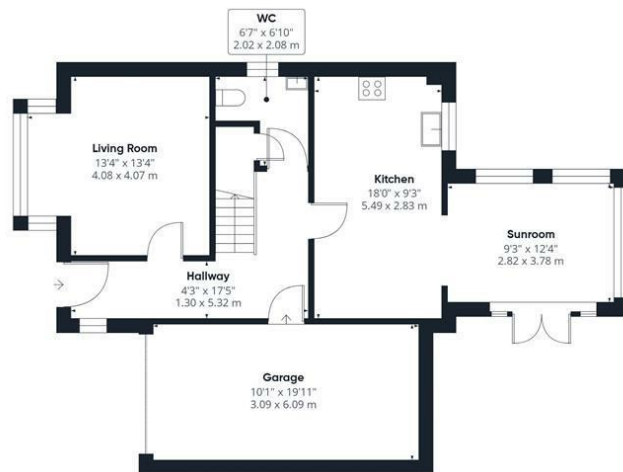


Location

Bertha Park is a vibrant and expanding residential community in Perth, popular with families and professionals alike. It offers excellent local amenities including Bertha Park High School, a convenience store, green open spaces, and easy access to scenic walking and cycle routes. Transport links are strong, with nearby access to the A9 and regular bus services into Perth city centre. The area combines modern housing with a welcoming neighbourhood feel, making it an ideal choice for those seeking peace and convenience within reach of the city and surrounding countryside.





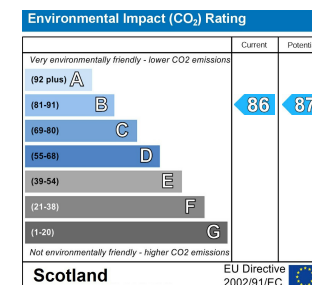
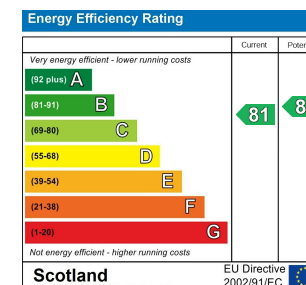
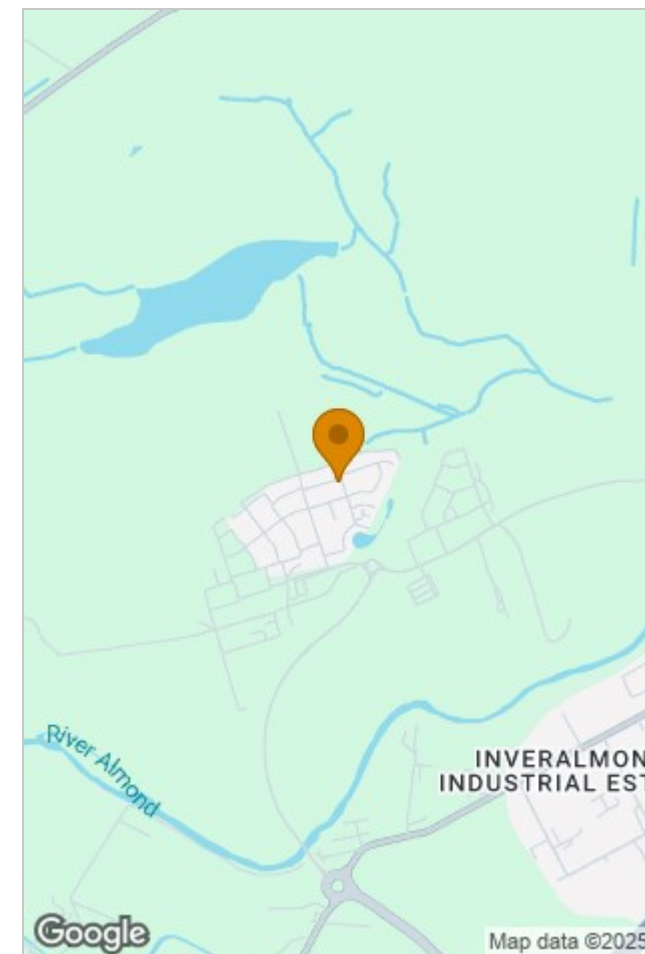


Approximate total area¹⁾
1479 ft²
137.4 m²

(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.

GIRAFFE360



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.

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