

17 CORNHILL ROAD

Perth, Perth and Kinross, PH1 1LR



Thorntons 
The right way to move

CONTENTS

WELCOME TO 17 CORNHILL ROAD

THE FLOORPLAN 04

THE PROPERTY 06

THE ENTRANCE 08

RECEPTION ROOMS 10

THE KITCHEN 14

THE BEDROOMS 18

THE BATHROOMS 24

GARDENS & PARKING 26

AREA 30






An exclusive four-bedroom (plus office) detached house in Perth, offering families a spacious home that is brought to market in true move-in condition, complete with attractive interior design and high-end fixtures and fittings.



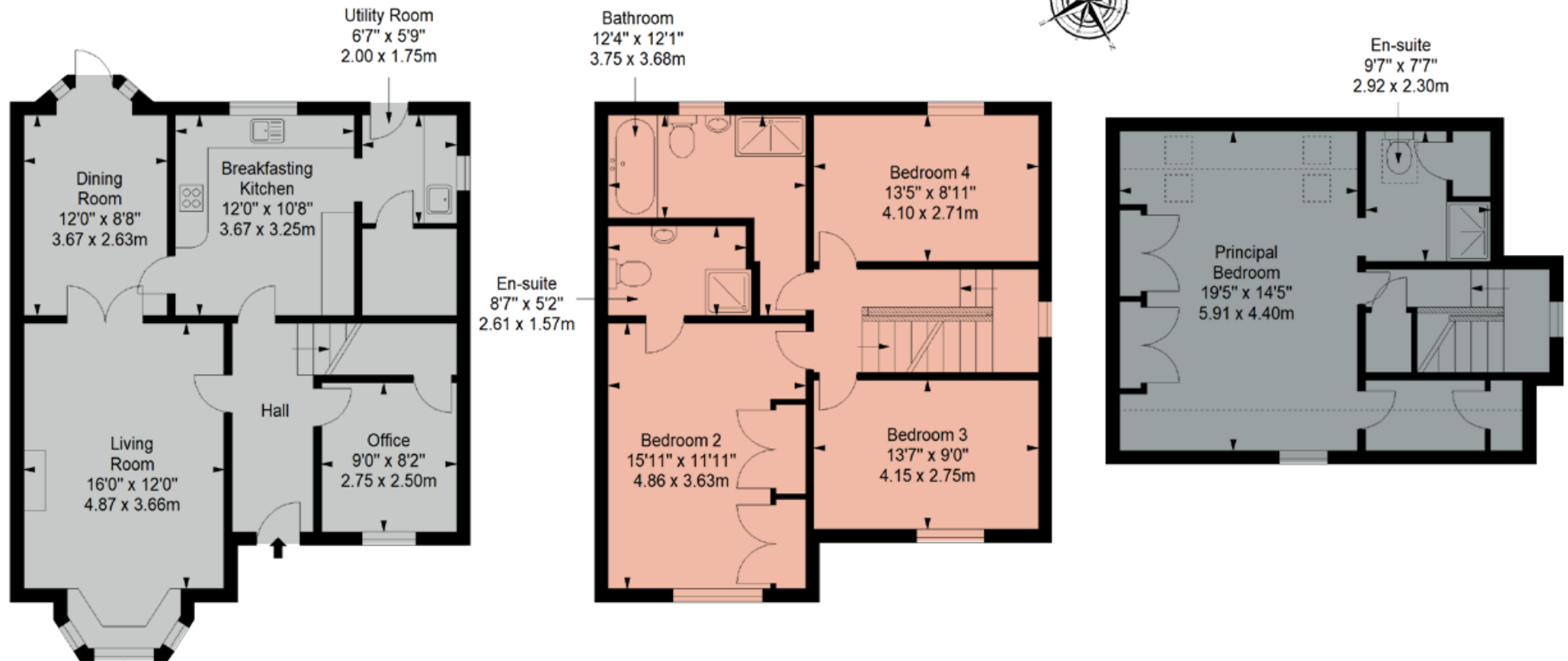
PROPERTY NAME
17 Cornhill Road

LOCATION
Perth and Kinross, PH1 1LR

APPROXIMATE TOTAL AREA:
176.4 sq. metres (1898.8 sq. feet)

Ground Floor -  First Floor -  Second Floor - 

The floorplan is for illustrative purposes. All sizes are approximate.



MODERN EXECUTIVE

DETACHED HOUSE IN PERTH



Welcome to a modern four-bedroom (plus office) detached house, where stylish accommodation spans three spacious floors. Impeccably decorated and exuding elegance, this executive home enjoys light interiors and quality touches throughout. It features two reception rooms, a premium breakfasting kitchen, and three bathrooms, with every detail considered to enhance everyday living. It further boasts excellent storage, private parking, and a suntrap rear garden. Adding to its strong appeal, the property forms part of a sought-after development with a central location in Perth, set near the Royal Infirmary and idyllic green spaces, close to schools, transport links, and amenities.

GENERAL FEATURES

- A modern executive detached house in Perth
- Spacious accommodation arranged over three floors
- Part of a much sought-after development
- Central location near amenities, schools and transport links
- Impeccable styling and quality finishes throughout
- EPC Rating - C

ACCOMMODATION FEATURES

- Welcoming entrance hall
- Living room with modern fireplace and bay window
- South-facing dining room with rear garden access
- Modern breakfasting kitchen with quartz worktops
- Separate utility room for discreet laundry
- Four spacious double bedrooms (two with wardrobes)
- Versatile office for working from home/creative use
- Two en-suite shower rooms
- Four-piece family bathroom with a shower cubicle
- Gas central heating and double-glazed windows

EXTERNAL FEATURES

- Mature front and south-facing rear gardens
- Private driveway and detached double garage

ENTRANCE

A LOVELY FIRST IMPRESSION



Set in an elevated position, a small flight of steps lead through the leafy front garden to the home's main door, offering a lovely first impression. Moving inside, you are greeted by a hall with pristine decoration, which immediately establishes the property's high standards.



TWO RECEPTION AREAS



The home has a living room and a dining room which are joined together by glazed doors for a cascade of dual-aspect light and a sociable flow of accommodation that is ideal for entertaining. The living area also benefits from a bay window and a modern focal-point fireplace, whilst the south-facing dining room has direct access to the rear garden and to the kitchen. For an elegant finish, both reception areas benefit from immaculate styling, pairing neutral décor with wood-inspired flooring that adds a warm splash of colour to each space.





LIVING ROOM



*"THE LIVING AREA
BENEFITS FROM A
BAY WINDOW AND
A MODERN FOCAL-
POINT FIREPLACE..."*



PRACTICALITY AND STYLE

Accessed from the hall or the dining room, the breakfasting kitchen balances practicality and style. It has a modern design and a crisp white palette, enjoying a well-appointed range of Shaker-style cabinets and luxurious quartz worktops for an opulent finish. Space for a table and chairs creates a sociable setting for casual meals, whilst integrated appliances heighten the streamlined aesthetic (gas hob, concealed extractor, slide-and-hide oven with warmer drawing, fridge/freezer, and dishwasher). A separate utility room provides further storage and a discreet setting for laundry.



MODERN BREAKFASTING

KITCHEN



FOUR BEDROOMS

*"EACH ROOM IS DECORATED
IN LIGHT HUES... WITH
SOFT CARPETING FOR
UNDERFOOT COMFORT."*

The four spacious double bedrooms continue the home's commitment to quality and comfort. Each room is decorated in light hues and with soft carpeting for underfoot comfort. The first floor hosts the remaining bedrooms, including the second bedroom which is equally impressive, coming equipped with built-in wardrobes and the luxury of an en-suite shower room. In addition, there is a versatile office on the ground floor that can be used for working from home or creatively to suit your lifestyle.





*"EQUIPPED
WITH BUILT-IN
WARDROBES
AND THE LUXURY
OF AN EN-SUITE
SHOWER ROOM."*



THE PRINCIPAL SUITE

Occupying the second floor, the dual-aspect principal suite is wonderfully bright and airy, providing ample room for comfortable lounge furniture. It further boasts generous built-in wardrobes and additional walk-in storage (that discreetly houses the boiler). Furthermore, it has its own en-suite shower room as well.



Complementing the en-suites, a first-floor family bathroom further elevates the home's functionality. Enveloped by neutral décor and white tiling, it is fitted with a four-piece suite which is comprised of a toilet, a pedestal washbasin, a bath with a handheld shower, and a separate shower cubicle.

For year-round comfort, the property has gas central heating and double glazing



THE BATHROOMS

GARDEN & PARKING

"...THE PROPERTY DELIGHTS WITH MATURE GARDENS FRAMING THE FRONT AND FULLY-ENCLOSED REAR."





A HAVEN

FOR FAMILIES

Externally, the property delights with mature gardens framing the front and fully-enclosed rear. The tiered rear garden, with its colourful and leafy ambience, also features a patio for relaxing and dining in the sun, leading up through established plants to a neat lawn. With its south-facing aspect, it is a suntrap haven for families. To the front, a driveway and a detached double garage provide private parking as well.

Extras: all fitted floor coverings, window blinds, select curtains, light fittings, and integrated kitchen appliances to be included in the sale.



PERTH

THE 'GATEWAY TO THE HIGHLANDS'



Positioned on the banks of the River Tay and surrounded by spectacular countryside, Perth is a vibrant hub in central Scotland and is known as the 'Gateway to the Highlands'. The historic county town and former Royal Burgh has long been the commercial and cultural centre of Perthshire, however, it was finally granted city status on 6 July 2016 as part of the Queen's Diamond Jubilee celebrations. Perth attracts tourists all year round, with no shortage of activities to suit every taste: exploring ancient castles and palaces, conquering the surrounding hills and mountains, or sampling first-

class food and drink at local restaurants, pubs and distilleries. World-famous Scone Palace – the crowning place of Scotland's kings – is on the city's outskirts. Perth is served by a number of primary and secondary schools, and there are also several independent schools in and around the city. Perth provides excellent road and rail links for travel across central Scotland and into the Highlands. The M90 allows convenient travel southwards and connections for Edinburgh and Glasgow, while Perth station offers frequent services to all major cities in Scotland, as well as a Caledonia Sleeper service to London.



Thorntons

The right way to move

► Our Branches

ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA
01333 310481
anstrutheara@thorntons-law.co.uk

ARBROATH

165 High Street, Arbroath, DD1 1DR
01241 876633
arbroathea@thorntons-law.co.uk

BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA
0131 663 7135
bonnyriggea@thorntons-law.co.uk

CUPAR

49 Bonnygate, Cupar, KY15 4BY
01334 656564
cuparea@thorntons-law.co.uk

DUNDEE

Whitehall House, 33 Yeaman Shore
Dundee DD1 4BJ
01382 200099
dundeaea@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket
Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinburghea@thorntons-law.co.uk

FORFAR

53 East High Street, Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk

MONTROSE

55 High Street, Montrose, DD10 8LR
01674 673444
montroseea@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent, Perth, PH2 0PA
01738 443456
perthea@thorntons-law.co.uk

ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR
01334 474200
standrewsea@thorntons-law.co.uk

Thorntons is a trading name of Thorntons Law LLP Regulated by The Law Society of Scotland



@ThorntonsPropertyServices



@thorntonsproperty



@ThorntonsPS

While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract.
All sizes are approximate.