

T: 01738 443456

E: perth@thorntons-law.co.uk
www.thorntons-property.co.uk

Dundee | Anstruther | Arbroath | Cupar | Edinburgh
Forfar | Kirkcaldy | Montrose | Perth | St Andrews

Thorntons 
Let's get a move on!



2 McCormack Place

| Perth | PH1 2UH



2 McCormack Place

| Perth | PH1 2UH

Offers Over £265,000

This modern detached villa is situated in a small cul-de-sac within the popular Hilltop area of Perth. The property is deceptively spacious and offers good sized family accommodation spread over two levels. The ground floor boasts an open plan lounge/dining room with bi-folding patio doors out onto the raised decked patio area. The spacious modern kitchen has a stylish range of wall and base units, American fridge freezer and a useful breakfast bar for casual family dining and was upgraded approximately 3 years ago. The garage has been converted into a fifth bedroom with ensuite shower room to further enhance the accommodation on offer. Also on the ground floor is a useful WC. Upstairs there are 4 bedrooms, the spacious master also boasts an en-suite shower room and double fitted wardrobes. The contemporary family bathroom boasts a spa bath with shower over. Outside there is a driveway providing off-street parking and a good size, fully enclosed, south facing rear garden with raised deck patio and storage shed. The property is ideally located being within walking distance of a range of shops and schooling whilst the city centre is only a short drive away with a wider range of facilities.



- Modern Detached Villa
- Lounge Open to Dining Room
- Stylish Breakfast Kitchen
- 4/5 Bedrooms, 2 En Suite
- Bathroom with Spa Bath
- WC
- GCH & DG, EPC C
- South Facing Garden, Decking





Ground Floor



First Floor

Lounge	14'6 x 12'5	4.42m x 3.78m
Dining Room	9'8 x 9'3	2.95m x 2.82m
Breakfast Kitchen	15'10 x 8'8	4.83m x 2.64m
WC	4'6 x 2'11	1.37m x 0.89m
Bedroom 1	12'0 x 8'3	3.66m x 2.51m
En Suite	8'4 x 5'0	2.54m x 1.52m
Bedroom 2	12'8 x 11'9	3.86m x 3.58m
En Suite	5'11 x 5'6	1.80m x 1.68m
Bedroom 3	9'6 x 9'1	2.90m x 2.77m
Bedroom 4	9'6 x 8'10	2.90m x 2.69m
Bedroom 5	9'3 x 6'3	2.82m x 1.91m
Bathroom	6'10 x 6'2	2.08m x 1.88m

Thorntons is a trading name of Thorntons LLP. Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information. Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.

aspc êspc fifêspc p̂spc t̂spc ŝpc



Thorntons
Let's get a move on!

T: 01738 443456

E: perth@thorntons-law.co.uk www.thorntons-property.co.uk

Dundee | Anstruther | Arbroath | Cupar | Edinburgh | Forfar | Kirkcaldy | Montrose | Perth | St Andrews