



Thorntons

The right way to move



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B-listed, mid-terraced Georgian townhouse in Perth



Perfectly positioned overlooking scenic parkland in Perth, in the city's conservation area, this B-listed, Georgian mid-terraced townhouse has been tastefully modernised and offers stylish, contemporary interiors, enhanced by lovingly maintained period features.

The flexible accommodation is arranged over four floors and includes five bedrooms, two reception rooms, a breakfasting kitchen, two shower rooms, and a bathroom. Externally, the house is accompanied by well-maintained front and rear gardens, a detached garage, and access to additional parking.

A ground-floor entrance vestibule (with monochrome floor tiling) welcomes you inside and leads through to a hall.

Features

- B-listed, mid-terraced Georgian townhouse in Perth
- Entrance vestibule and hallway
- Elegant living room
- Formal dining room
- Breakfasting kitchen
- Principal bedroom with walk-in wardrobe and four-piece en-suite bathroom
- Four further flexible bedrooms
- Two additional shower rooms (one en-suite)
- Well-maintained front and rear gardens
- Large detached garage with music room above
- Access to additional parking
- Gas central heating
- EPC Rating - D



On your left, you step into a formal dining room, with exceptionally generous proportions offering plenty of space for a large dining and table and chairs alongside additional furniture. The room is decorated in chic pastel tones, enhanced by handsome wood flooring and a striking fireplace. Doors from here conveniently connect to the kitchen, which is also separately accessible from the hall. Incorporating space for a breakfasting area, the kitchen is well-appointed with navy-blue and cappuccino-coloured cabinets, a granite worktop, and subway tiling. Integrated appliances comprise an oven, a gas hob, an extractor fan, and a dishwasher, whilst a freestanding American-style fridge/freezer is included.





On the first floor, you will find a living room and two of the home's five bedrooms. The living room is similarly styled to the dining room in terms of décor and flooring, and it also features a characterful fireplace.



The larger bedroom on this floor is stylishly presented with grey décor and wood flooring, and also enjoys an en-suite shower room and built-in storage. The other bedroom is currently being utilised as a home office and could lend itself to a variety of uses. The entirety of the second floor is dedicated to the principal suite, reached via a charming spiral staircase. The spacious sleeping area boasts chic styling and a dormer window with park views, and a walk-in wardrobe offers excellent storage. The bedroom is adjoined by an airy, four-piece en-suite bathroom comprising a bathtub, a walk-in enclosure with a rainfall showerhead, and a WC-suite. The remaining two bedrooms can be found on the lower ground floor, alongside a utility room and a vestibule (with storage) affording access to the rear garden. A shower room, accessed via a split-level landing between the ground and first floors, completes the accommodation. The house is kept warm by a gas central heating system.





Externally, the well-presented gardens reflect the home's interiors, with the front garden enjoying neatly styled hedgerows and shrubbery, and the enviably south-facing rear garden featuring a decked dining terrace. A large detached garage, with an upper floor that is being used as a music room, offers secure parking, with additional parking also available to the rear, which can be rented through Scotrail.

Extras: all fitted floor coverings, window coverings, light fittings, integrated kitchen appliances will be included in the sale, fridge/freezer, washing machine, and dryer will be included in the sale. Some furniture is available by separate negotiation.

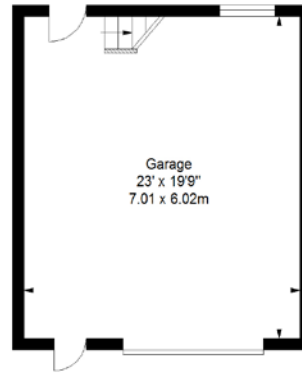
Perth

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 outskirts of the city. 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.



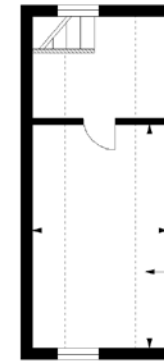


Garage
Approx. 42.0 sq. metres (452.1 sq. feet)



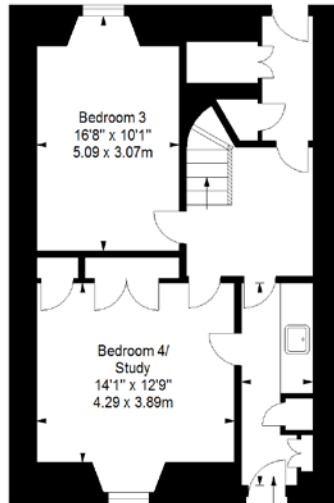
Garage
23' x 19'9"
7.01 x 6.02m

First Floor
Approx. 21.2 sq. metres (228.2 sq. feet)



Music Room
16'0" x 9'8"
4.88 x 2.95m

Lower Ground Floor
Approx. 59.2 sq. metres (637.2 sq. feet)

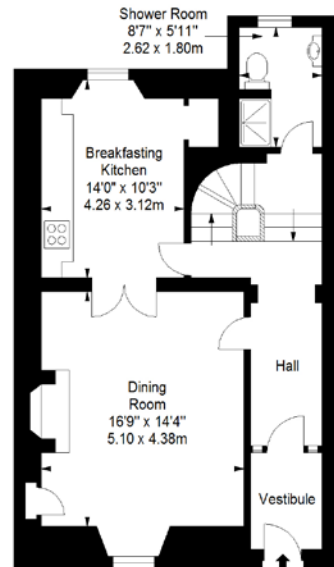


Bedroom 3
16'8" x 10'1"
5.09 x 3.07m

Bedroom 4/
Study
14'1" x 12'9"
4.29 x 3.89m

Utility Room
14'6" x 5'1"
4.42 x 1.55m

Ground Floor
Approx. 63.6 sq. metres (684.6 sq. feet)



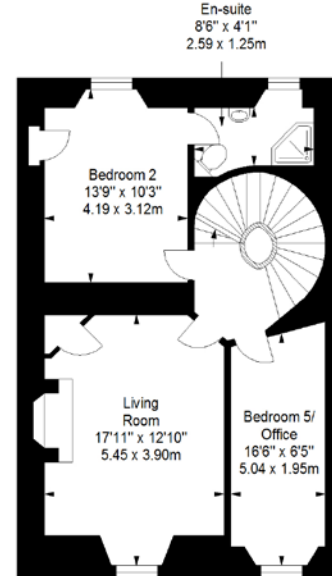
Shower Room
8'7" x 5'11"
2.62 x 1.80m

Breakfasting
Kitchen
14'0" x 10'3"
4.26 x 3.12m

Dining
Room
16'9" x 14'4"
5.10 x 4.38m

Total area: approx. 292.5 sq. metres (3148.5 sq. feet)

First Floor
Approx. 61.5 sq. metres (662.0 sq. feet)



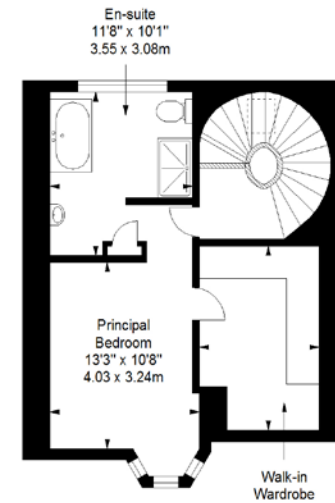
En-suite
8'6" x 4'1"
2.59 x 1.25m

Bedroom 2
13'9" x 10'3"
4.19 x 3.12m

Living
Room
17'11" x 12'10"
5.45 x 3.90m

Bedroom 5/
Office
16'6" x 6'5"
5.04 x 1.95m

Second Floor
Approx. 45.0 sq. metres (484.4 sq. feet)



En-suite
11'8" x 10'1"
3.55 x 3.08m

Principal
Bedroom
13'3" x 10'8"
4.03 x 3.24m

Walk-in
Wardrobe
13'2" x 8'5"
4.01 x 2.56m