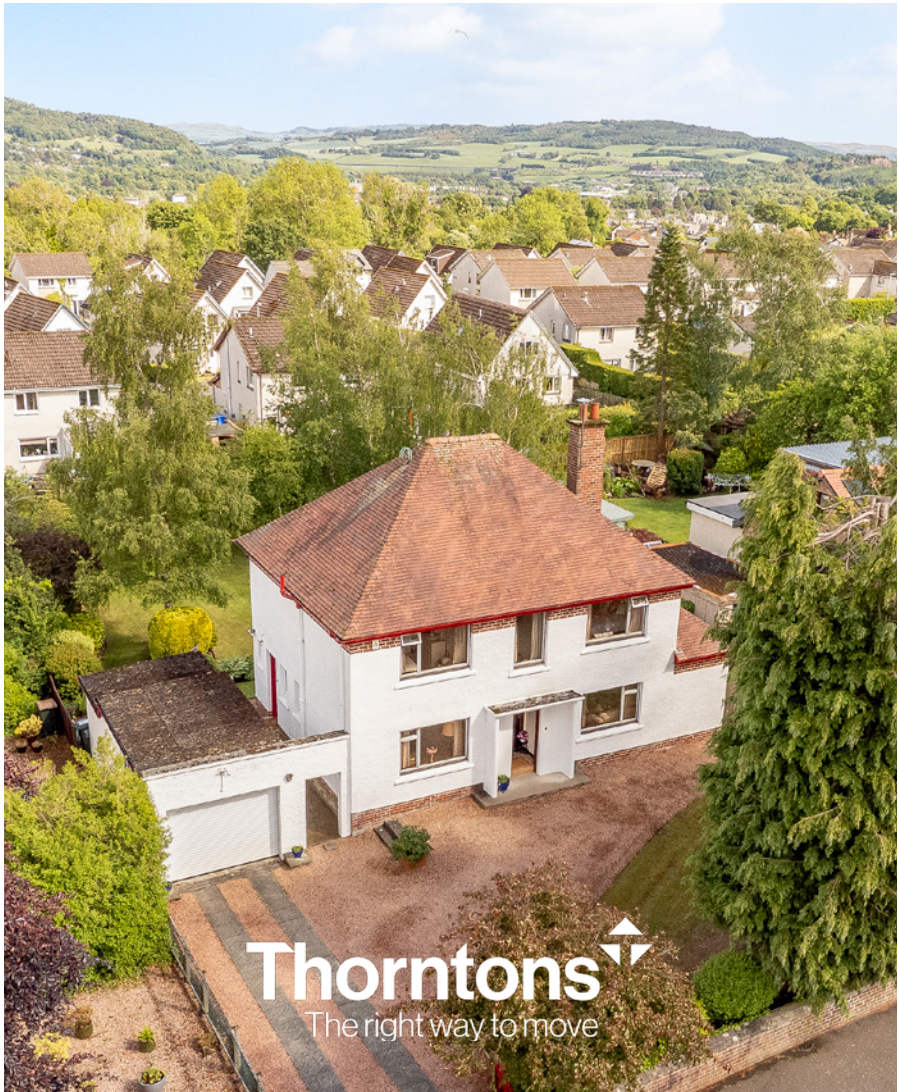



31 FAIRIES ROAD

Oakbank, Perth, PH1 1LZ

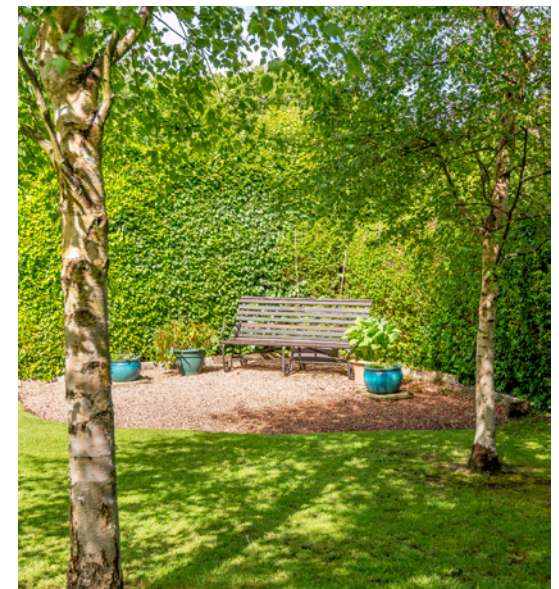


Thorntons 
The right way to move



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PROPERTY NAME
31 Fairies Road

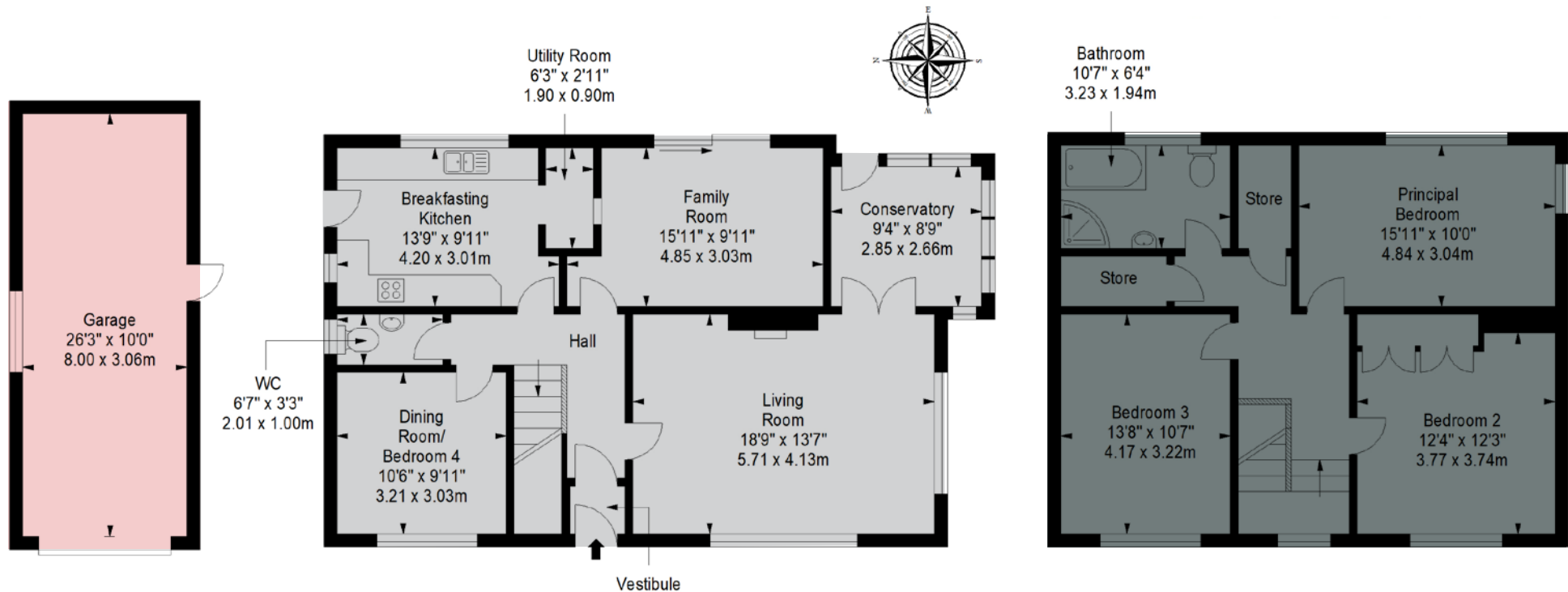
LOCATION
Oakbank, PH1 1LZ

APPROXIMATE TOTAL AREA:

177.3 sq. metres (1908.5 sq. feet)

External - Ground Floor - First Floor -

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





SPACIOUS &

VERSATILE FAMILY HOME – IN ONE OF PERTH'S MOST EXCLUSIVE AREAS



The residence promises ample space, functionality, and flexibility, catering to the ever-changing needs of modern family living. In addition to up to four bedrooms and numerous spaces for relaxation and dining, there is the convenience of multiple washrooms. The interiors enjoy a subtle decorative finish, which, along with large windows providing leafy garden views, creates a welcoming and light-filled home.

GENERAL FEATURES

- Prestigious city address
- Within walking distance of schools
- Substantial detached house
- Light and airy interiors with subtle décor
- Flexible accommodation for family needs
- EPC Rating - D

ACCOMMODATION FEATURES

- Vestibule and entrance hall with convenient WC
- Generous living room with an open fire
- South-facing conservatory off the living room
- Family room with garden access
- Formal dining room/Bedroom 4
- Well-appointed breakfast kitchen with a utility room
- Three double bedrooms (one with fitted wardrobes)
- Bright bathroom with bath and separate shower
- Good storage on the bright, first-floor landing
- Gas central heating and full double-glazing

EXTERNAL FEATURES

- Generous enclosed plot with a sunny aspect
- Picturesque gardens to the front and rear, including a decked dining terrace
- Large, gated driveway
- Detached single garage



This imposing detached house, with up to four double bedrooms and multiple reception areas, is nestled within beautifully landscaped gardens, where mature greenery creates a lovely sense of seclusion. The large plot also offers outstanding private parking with a gated driveway and a garage. It is situated along one of Perth's most desirable streets, conveniently less than two miles from the bustling city centre. The M90 and A9 are also easily accessible for travel further afield, while schools, parks, and everyday shopping are handily within walking distance.





COMFORTABLE SITTING ROOMS FOR ALL SEASONS

Reached via a vestibule and entrance hall, the generous dual-aspect living room presents an inviting sitting area with comfy carpeting underfoot and the cosy focal point of an open fire framed by a traditional tiled surround. Garden access is provided via an adjoining sun-filled conservatory, which serves as an ideal summer sitting room.



*"A SOUTH-FACING CONSERVATORY
OFF THE LIVING ROOM..."*



TWO ADDITIONAL

RECEPTION ROOMS – OPTION FOR A FOURTH DOUBLE BEDROOM

Two further reception rooms, also accessed from the hall, offer versatile multi-use options. The carpeted family room boasts sliding patio doors leading to a raised seating deck overlooking the picturesque rear garden, providing an idyllic spot for alfresco entertaining. The formal dining room, also carpeted, can easily accommodate six-person gatherings or be transformed to serve as the fourth double bedroom.





WELL-APPOINTED BREAKFAST KITCHEN



The bright and spacious kitchen is also on the ground floor and features convenient garden access and a central seating area for casual suppers and breakfasts. It is exceptionally well-appointed with fitted storage and ample workspace, showcasing a charming country-style design in soft matt white and natural wood tones, accented by statement red tilework for a vibrant splash of colour.





WITH GARDEN ACCESS AND A UTILITY ROOM

An integrated oven, a gas hob, a fridge, and a freezer are provided, alongside an undercounter dishwasher, and, in an adjoining utility room, a freestanding washing machine is discreetly housed.



THREE SPACIOUS DOUBLE BEDROOMS

Upstairs, off a naturally lit landing equipped with two storage cupboards, are three spacious double bedrooms, each offering comfort with soft fitted carpeting. The principal bedroom enjoys a dual aspect, boasting a picturesque outlook over the rear garden, for a serene start to your day! Another bedroom comes with fitted wardrobes.

"...ENJOYS A DUAL ASPECT, BOASTING A PICTURESQUE OUTLOOK OVER THE REAR GARDEN, FOR A SERENE START TO YOUR DAY."





CONVENIENCE FOR BUSY FAMILY LIVING

Conveniences in the home include a WC cloakroom located within the entrance hall, close to the downstairs bedroom option, for added accessibility. On the first floor, a bright, modern bathroom features chic neutral tilework and comes well-equipped with a shower, a separate bath, and a WC suite.

Extras: The sale includes all fitted floor and selected window coverings, light fittings, and integrated/freestanding appliances.



BATHROOMS

BEAUTIFUL LEAFY GARDENS



SECURE GARDENS FOR FAMILY RECREATION AND PERFECT FOR SUMMER HOSTING

Manicured gardens hug the property to both the front and rear. Enclosed and sheltered by attractive trees and greenery, the gardens promise an enchanting haven for relaxation and family recreation. With neat lawns, a dining deck, and a seating corner, there is plenty of space for children to play or for hosting garden parties.

A gated gravelled driveway sweeps up to the property, providing ample space for multiple vehicles, while a detached single garage offers additional parking and storage solutions.



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 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

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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.