

29 WILSON STREET

Perth, PH2 0EX

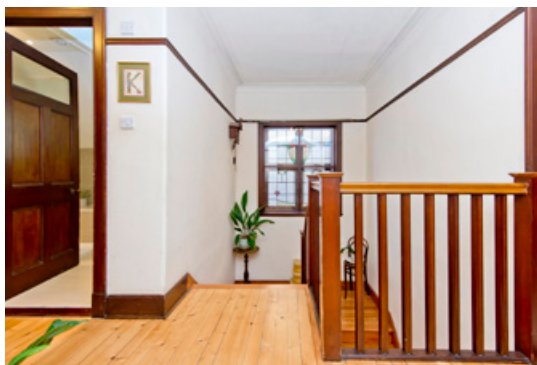


Thorntons 
The right way to move

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This four/five-bedroom B-listed semi-detached house in central Perth is a stunning example of early 20th-century Arts and Crafts architecture. With over 2,000 square feet of spacious interiors exuding period elegance, the ideal family home includes multiple reception rooms and bathrooms, plus outstanding storage and planning permission granted to extend to the rear of the property. A secure, south-facing garden complements the property, and ample unrestricted parking is on the street.



PROPERTY NAME
29 Wilson Street

LOCATION
Perth, PH2 0EX

APPROXIMATE TOTAL AREA:
290.8 sq. metres (3130.20sq. feet)

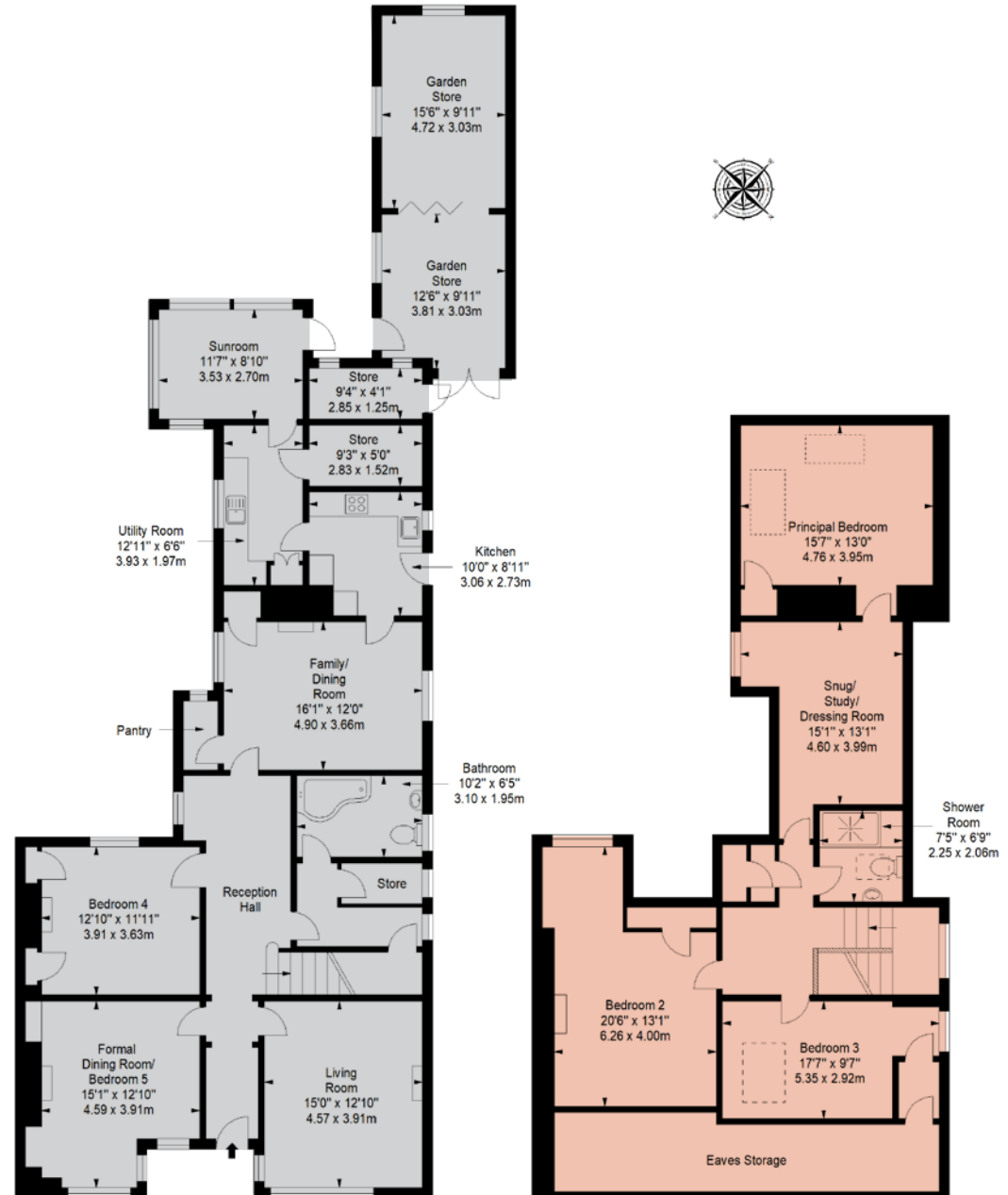
Ground Floor



First Floor



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



REMARKABLY

SPACIOUS SEMI-DETACHED HOUSE



This charming four/five/bedroom semi-detached residence is deceptively spacious. Its family-friendly interior blends period character with tasteful modern additions, all highlighted by understated décor. Exquisite Arts and Crafts features include colourful stained glass, intricately detailed fireplaces with tiled inserts, decorative plasterwork, and honey-hued pine flooring. The large, well-maintained plot features a secure south-facing garden and unrestricted parking is readily available along Wilson Street. It is conveniently within walking distance of central amenities and the train station.

GENERAL FEATURES

- Central location in sought-after Perth
- Remarkably spacious semi-detached house(circa 1920s)
- Enchanting Arts and Crafts features
- Appealing versatility for families
- EPC Rating - D

ACCOMMODATION FEATURES

- Vestibule and hall with utility storage
- Bright living room with log burner
- Handsome formal dining room with fireplace
- Versatile family/dining room with log burner and pantry
- Bright kitchen with utility room leading to a sunroom and store
- Principal bedroom with large dressing room
- Three further spacious bedrooms with storage
- Stylish ground-floor bathroom with shower-over-bath
- Modern first-floor shower room
- Planning permission in place for rear expansion
- Gas central heating and partial secondary glazing

EXTERNAL FEATURES

- Front lawn and enclosed south-facing rear garden
- Garden room and stores
- Ample unrestricted on-street parking

The front door opens into a vestibule, leading into a spacious, naturally lit hallway. This comfortably carpeted entrance area beautifully showcases the classic character on offer.

CHARACTERFUL

RECEPTION HALL – WITH UTILITY STORAGE



DINING & RELAXATION

WITH THREE VERSATILE RECEPTION ROOMS

From the hall, you enter a light-filled living room centred around a fireplace inset with a log burner, adding cosy warmth on winter evenings. Opposite the living room is a bright formal dining room framed by rich wood features, including a fireplace and display cabinets with leaded glass. This room could easily be repurposed as a fifth bedroom.







... FRAMED BY RICH WOOD FEATURES, INCLUDING A FIREPLACE AND DISPLAY CABINETS WITH LEADED GLASS

At the rear of the hall, a sunny tile-floored family room has a fireplace with patterned tiling and a log burner. This flexible space, currently used as a snug/dining room, has practical access to the kitchen and built-in storage, including a pantry.





BRIGHT KITCHEN

*THE KITCHEN OFFERS ACCESS
TO THE GARDEN AND A UTILITY
ROOM LEADING TO A SUNROOM
AND STORE*

The tile-floored kitchen opens directly outside. It boasts a classic design with wood-toned units complemented by illuminated worktops and intricate Moroccan-inspired tilework. In addition to an integrated oven and gas hob, there is an under-counter dishwasher.



*DISCREET UTILITY
STORAGE AND A
SUMMER*

SUNROOM

Connected to the kitchen is a tile-floored utility room housing a freestanding fridge freezer. This leads to a store (with a freestanding freezer) and a sunroom opening onto the garden. The washing machine and tumble dryer are tucked away within a hall utility cupboard.





FOUR SPACIOUS BEDROOMS

*THREE FEATURE
PERIOD
FIREPLACES,
AND ALL HAVE
STORAGE*

The four double bedrooms are carpeted and decorated in tranquil hues. Three have feature period fireplaces, and all have storage. The principal bedroom has a secluded position in the home, accompanied by an opulent dressing room/study/snug with a fireplace. One bedroom is at ground level, and the others are reached via a brightly lit staircase rising to a landing with storage.





THE PRINCIPAL BEDROOM FEATURES A LUXURY DRESSING ROOM



STYLISH

WASHROOMS ON EACH LEVEL

A light and airy contemporary bathroom, replete with a WC suite, vanity storage and a shower-over-bath, serves the ground floor. The first floor has a modern shower room.



SOUTH-FACING ENCLOSED

GARDEN & PARKING

The generous rear garden enjoys sun throughout the day and provides a safe lawned space for family recreation. Two useful stores and a garden room are attached to the house. To the front is a lawn, a gated drive, and ample unrestricted parking on the street.



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.



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