

WRANGHOLM

Oakbank Road, Perth, PH1 1HD



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The right way to move

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AREA 30



WELCOME TO WRANGHOLM

Generous detached bungalow in Perth offering four/five bedrooms, two reception rooms, a dining kitchen, and two bathrooms, plus large, beautifully maintained gardens, a detached single garage, and a private multi-car driveway.

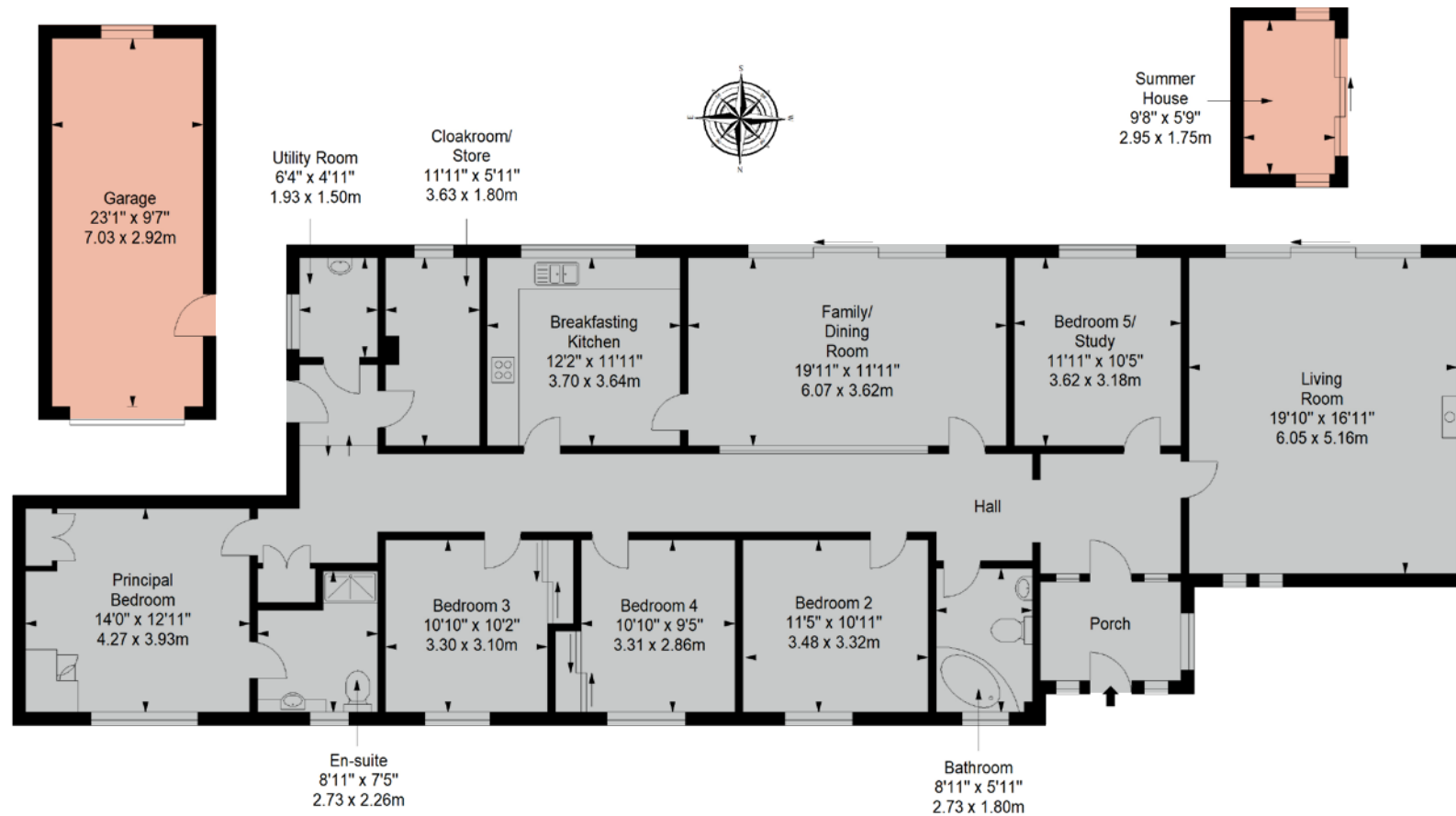
PROPERTY NAME
Wrangholm

LOCATION
Perth, PH1 1HD

APPROXIMATE TOTAL AREA:
223.6 sq. metres (2406.9 sq. feet)

Ground Floor- Externals -

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



Please note: Actual positioning of the garage and summerhouse locations are not as shown on the layout.

GENEROUS DETACHED BUNGALOW

ON A LEAFY, TREE-LINED STREET IN PERTH



Representing a fantastic family home on a leafy, tree-lined street in Perth, with the added ease and convenience of easily manageable, single-storey living, this four/five-bedroom, two-bathroom detached bungalow occupies a generous plot, accompanied by large gardens and excellent private parking. The home's living and sleeping accommodation is flexible and multipurpose, allowing the new owner to tailor it to suit their own requirements. Perth's outstanding amenities lie within easy reach of the home, such as shops (including several supermarkets, high street stores, and independent retailers), schools (the catchment primary and secondary schools are just across the road), transport links, including a train station, excellent sports and leisure facilities, bars and restaurants, and a wealth of green space.

GENERAL FEATURES

- Generous detached bungalow in Perth
- Convenient single-storey accommodation
- EPC Rating - C

ACCOMMODATION FEATURES

- Entrance porch with cloakroom/store and long hall with storage
- Impressive, wonderfully airy living room with open fire
- Light-filled and versatile family/dining room
- Modern dining kitchen with separate utility room
- Principal bedroom with fitted wardrobes/storage and en-suite
- Three further double bedrooms (two with built-in wardrobes)
- Fifth double bedroom/potential study
- Bright bathroom with corner bath
- Oil-fired central heating and majority double glazing

EXTERNAL FEATURES

- Large, beautifully maintained front and rear gardens
- Detached single garage and multi-car driveway



AN INVITING INTRODUCTION TO WRANGHOLM



An entrance porch welcomes you into the home, leading through to a long hall with access to all main rooms and bedrooms. At the end of the hall is a second (rear) entrance to the property with an immediately adjacent large cloakroom/store and access to the utility room.



RECEPTION ROOMS

TWO SPACIOUS LIVING AREAS FOR FAMILY LIFE AND ENTERTAINING



The living room is an impressive reception space, enjoying a wonderfully light and airy atmosphere owing to a vaulted ceiling and dual-aspect glazing, including wide south-facing patio doors capturing sunny natural light throughout the day and opening onto the front garden. The room offers fantastic flexibility for a wealth of lounge furniture layouts, with an exposed stone feature wall (nestling an open fire) creating a warming focal point.

IMPRESSIVE, WONDERFULLY AIRY
LIVING ROOM WITH OPEN FIRE





There is also a large family and dining room, flooded with natural light through an internal wall shared with the hall, and near full-height south-facing patio doors framing leafy views of the front garden. The room is perfect for everyday family life and entertaining alike, with plenty of space for layouts of lounge and dining furniture, and it benefits from convenient direct access to the kitchen.



DINING KITCHEN

The airy, south-facing kitchen comes very well appointed with a wide range of modern, gloss-white wall and base cabinets, plentiful workspace, and splashback panels, with integrated appliances comprising an oven, a hob with a splashback panel, an extractor fan, a fridge/freezer, and a dishwasher. Provision is also made for a seated dining area, and the kitchen is supplemented by a utility room, offering a convenient separate space for laundry appliances.



*WELL-APPOINTED,
MODERN COOKING
ZONE WITH SPACE
FOR DINING*

FIVE TRANQUIL BEDROOMS

FOR A RESTFUL NIGHT'S SLEEP, WITH FLEXIBLE OPTIONS FOR USE



The house boasts five well-proportioned double bedrooms, all neutrally decorated and carpeted for optimum comfort underfoot. The principal bedroom has fitted wardrobes/storage, whilst two of the remaining bedrooms also have built-in wardrobes.



*PRINCIPAL BEDROOM WITH FITTED
WARDROBES/STORAGE AND EN-SUITE*



VERSATILE BEDROOMS



The bedrooms are being utilised in different ways by the current owner, highlighting the home's excellent versatility. Notably, one is being used as a study, ideal for those requiring a quiet space to work or study from home.



TWO BRIGHT WASHROOMS

The principal bedroom's en-suite comprises a shower enclosure, a basin set into a vanity unit, a WC, and a tall towel radiator. Finally, a separate family bathroom completes the accommodation on offer, featuring a large corner bath with a traditionally styled shower attachment, a WC-suite, and a large wall-mounted mirror. The home is kept warm by oil-fired central heating and benefits from double-glazed windows throughout, except the front porch and back door. The property also has a burglar alarm.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

GARDENS & PARKING



*BEAUTIFULLY MAINTAINED, LARGE MATURE
GARDENS AND EXCELLENT PRIVATE PARKING*



Owing to the home's large plot, it is perfectly complemented by generous, mature gardens to the front and rear. The front garden has a spacious, manicured lawn, leafy shrubbery, and trees, including a lovely cherry blossom tree. The rear garden boasts a large patio for outdoor

dining furniture and summer barbecues, a spacious, well-maintained lawn, a wealth of mature trees, shrubs, and neat hedges, and a summer house. Excellent private parking is provided by a detached single garage and a multi-car driveway.



SPACIOUS, WELL-MAINTAINED LAWN, A WEALTH
OF MATURE TREES, AND A SUMMER HOUSE

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.





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All sizes are approximate.