



Thorntons 
The right way to move

22 Hay Street, Perth

Perth And Kinross
PH1 5HS



2



3



2



D



Summary

Conveniently located in the heart of Perth, this traditional three-bedroom semi-detached house is an exceptionally stylish and characterful family home, accompanied by an enclosed southwest-facing garden and a generous gated driveway. The well-proportioned accommodation includes three double bedrooms, including a principal with fitted storage and another with an en-suite shower room. A bathroom and guest WC add further practicality, whilst an elegant living room with a living-flame fire and a breakfasting kitchen open to a dining room/snug and adjoining garden room/office, promising ample sociable space for daily family life and entertaining. Extras: All fitted floor coverings, window coverings, and light fittings are included in the sale.

Features

- Spacious and characterful semi-detached house in central Perth
- Vestibule and hall with WC and storage
- Elegant living room with living-flame fire
- Southeast-facing breakfasting kitchen open to dining room/snug
- Garden room/office with kitchen and garden access
- Three double bedrooms (principal with storage)
- En-suite shower room in Bedroom 2
- Bathroom with roll-top bath
- Enclosed patio garden with sunny aspect
- Generous gated driveway
- Gas central heating and double glazing



"The beautifully presented family home enjoys a seamless blend of period character and classical contemporary styling."



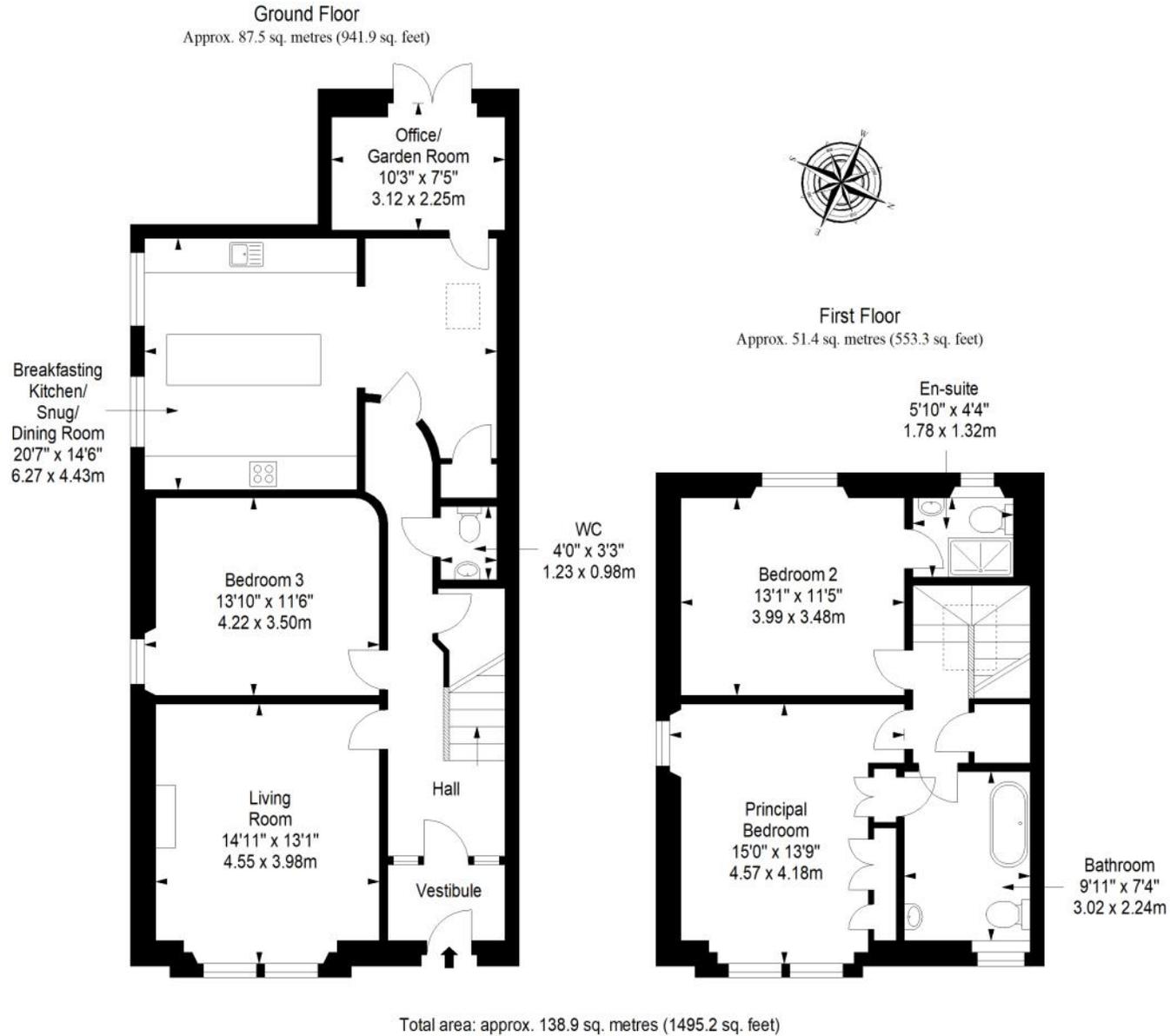




"An enclosed patio garden enjoys the afternoon sun, whilst the gated driveway provides ample parking for family and guests."



Floorplan





Thorntons

The right way to move

Our Branches

ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA
01333 310481
anstrutherea@thorntons-law.co.uk

ARBROATH

165 High Street, Arbroath, DD1 1DR
01241 876633
arbroathea@thorntons-law.co.uk

BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA
0131 663 7135
bonnyriggea@thorntons-law.co.uk

CUPAR

49 Bonnygate, Cupar, KY15 4BY
01334 656564
cuparea@thorntons-law.co.uk

DUNDEE

Whitehall House, 33 Yeaman Shore
Dundee DD1 4BJ
01382 200099
dundeeea@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket
Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinea@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent, Perth, PH2 0PA
01738 443456
perthea@thorntons-law.co.uk

ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR
01334 474200
standrewsea@thorntons-law.co.uk

FORFAR

53 East High Street, Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk



@ThorntonsPropertyServices



@thorntonsproperty



@ThorntonsPS

Thorntons is a trading name of Thorntons Law LLP
Regulated by The Law Society of Scotland