

THE LODGE

Barnhill, Perth, PH2 7AY



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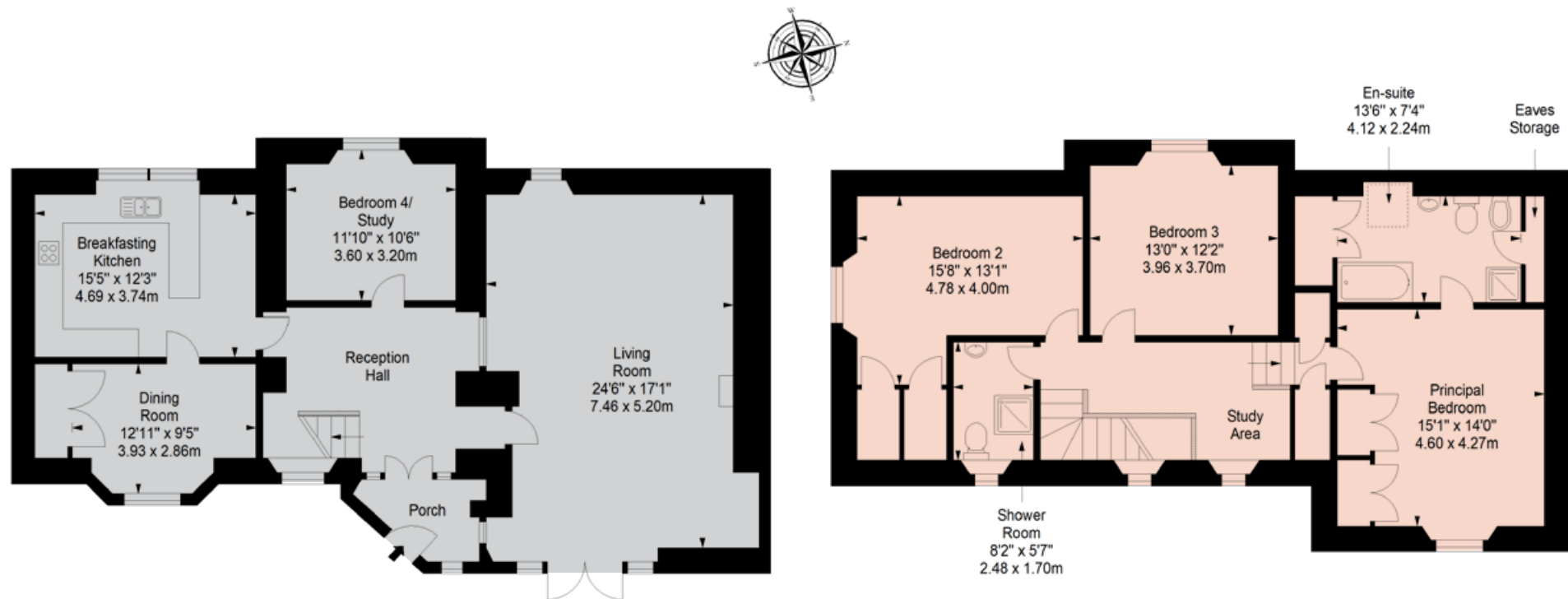
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VICTORIAN

detached house in Barnhill on the fringes of Perth



Representing a characterful home on the fringes of Perth and next to Kinnoull Hill Woodland Park, this four-bedroom Victorian detached house dates back to 1895 and is sure to appeal to families, with spacious, light-filled interiors, a mature garden, and private parking. In addition to being situated next to beautiful green space, the home lies within easy reach of the outstanding amenities Perth has to offer. These include wide-ranging shops, education facilities from nursery to secondary levels in both the state and private sectors, excellent transport links (including a train station), fitness and leisure facilities, and cultural and entertainment venues.

GENERAL FEATURES

- Victorian detached house in Barnhill
- Spacious accommodation and preserved period features
- EPC Rating - D

ACCOMMODATION FEATURES

- Entrance porch and reception hall
- Large, dual-aspect living room with fireplace and garden access
- Versatile dining room with built-in storage
- Airy breakfasting kitchen
- Three generous double bedrooms
- Fourth double bedroom/study
- Five-piece en-suite bathroom
- Separate shower room
- Gas central heating system and double glazing (except French doors)

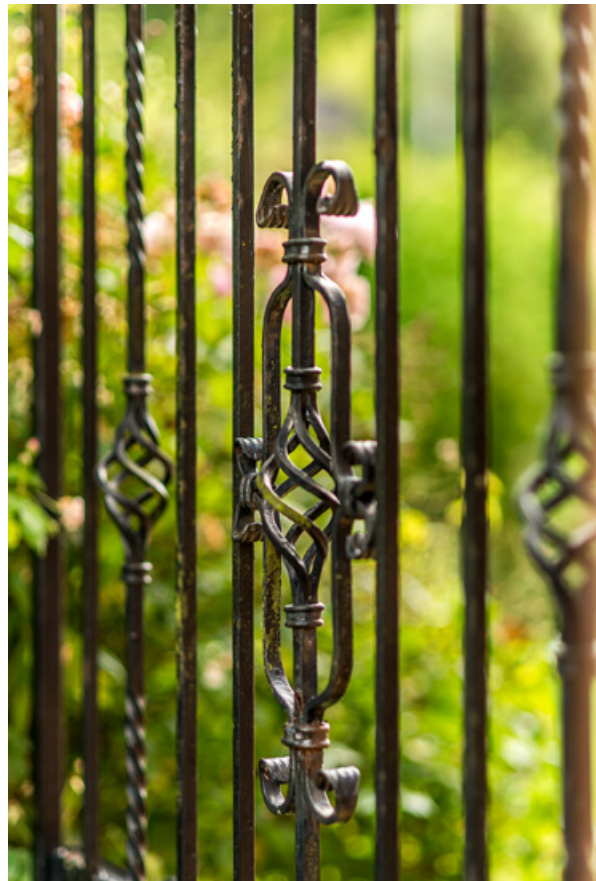
EXTERNAL FEATURES

- Lovely mature gardens and private parking



A charming welcome into a

CHARACTERFUL HOME



The front door opens into a bright entrance porch, where a characterful arched door leads through to the reception hall.

TWO GENEROUS RECEPTION ROOMS



The living room occupies a particularly generous footprint, therefore offering excellent flexibility for a wealth of lounge furniture arrangements with a beautiful fireplace as a warming, homely focal point. The room is filled with sunny natural light throughout the day owing to dual-aspect glazing, including a set of French doors opening onto the garden.

*for everyday life
and entertaining*



The east-facing dining room is connected to the kitchen and represents an ideal space for sit-down meals as a family, as well as for entertaining and hosting dinner parties. It also has a useful built-in storage cupboard.



A light and airy cooking zone with sociable breakfast bar

The kitchen is wonderfully light and airy, with large twin west-facing windows capturing afternoon and evening light. It is appointed with a wide range of cabinets, a wealth of workspace, and splashback tiling, with integrated appliances comprising a double oven and grill, a hob, and an extractor

fan. Provision is made for freestanding appliances, and the dining room cupboard offers space and plumbing for a washing machine. A breakfast bar caters for morning coffee, casual meals, and socialising while cooking, and the kitchen also features a handy clothes pulley.



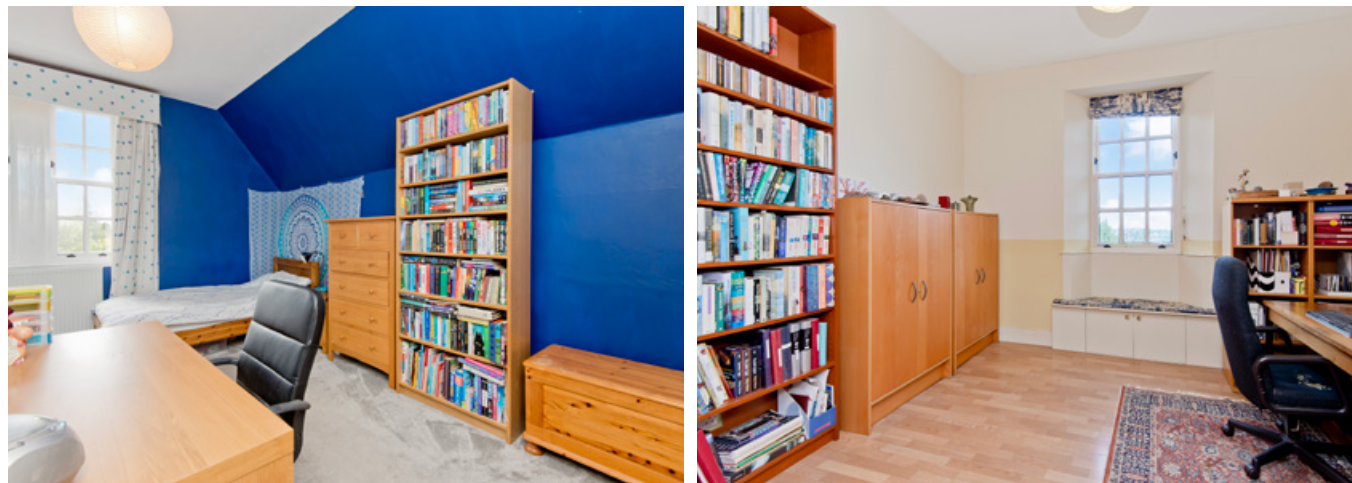
A bright and airy landing



*Four relaxing
& versatile*

DOUBLE BEDROOMS

One of the double bedrooms is on the ground floor and is currently being utilised as a home office, highlighting the home's versatility and ideal for those who work from home or need a quiet study space. The remaining three double bedrooms are on the first floor, approached via a staircase and a spacious landing with a study area/reading nook. The principal bedroom is notably spacious and accompanied by twin built-in wardrobes and a five-piece en-suite bathroom, with one of the remaining sleeping areas also supplemented by built-in storage.





*The principal bedroom is accompanied
by a five-piece en-suite bathroom*



Two washrooms catering perfectly to family life

The principal bedroom's en-suite comprises a bathtub, a separate enclosure with a rainfall shower, a pedestal basin, a WC, a bidet, and a fitted storage unit with shelving and a cupboard. Finally, a separate shower room completes the accommodation on offer and comes replete with a shower cubicle and a WC-suite.

The home is kept warm by a gas central heating system and benefits from double glazing throughout, with the exception of the French doors.



GARDENS & PARKING

Mature outdoor space and private parking



Externally, the house is supplemented by mature gardens to the front and side, with a neat lawn, a wealth of established, leafy shrubbery, an apple tree, and sheds for outdoor storage. Off-road parking is provided.

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



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PERTH

Surrounded by spectacular countryside



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 in 2012 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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