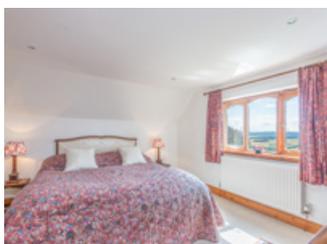


# Thorntons

*Let's get a move on!*



Offers Over £490,000



Hilton, Muirhall Road, Perth, PH2 7LL

Hilton is a most attractive detached house which is situated on an extensive plot, approximately 1.5 of an acre or thereby and in a most sought after area of Kinnoull Hill Perth. Built circa 1930 it sits in a generous southerly facing mature gardens entered via a private driveway leading to the double garage with studio and shower room above along with veranda to make the most of the stunning views. There is a separate access door to the side.

The City of Perth is close by and offers a wide selection of high street shopping, business, social and recreational amenities including primary school all of which are within a reasonably short driving distance from the dwelling. There is straightforward access to the Dundee Road which links directly to the A90 and M90 arterial roads to Dundee and Edinburgh.

The property is entered into an attractive vestibule which has the utility room located off. The inner hallway leads to the large main reception room which enjoys double aspect windows and a door to the front garden. There is also a feature wood burning stove with slate hearth and stone insert. The family kitchen is located to the rear with a wide range of wall and base units with feature AGA range oven and walk in pantry. There is ample space for table and chairs along with further sitting area and door to outside. The substantial conservatory is located off the kitchen with quarry floor tiling and chimney wood burner along with further door to the garden. The fourth bedroom is to the front of the property and is fitted with shelved unit and wardrobe. There is also a useful W.C.

Upstairs there are three further double bedrooms all boasting enviable views across Kinnoull and beyond. The second bedroom offers a good sized walk in wardrobe. The master bedroom is generous in size and also offers an ensuite shower room along with large walk in wardrobe. The family bathroom is laid out with a four piece suite including corner bath and separate shower cubicle.

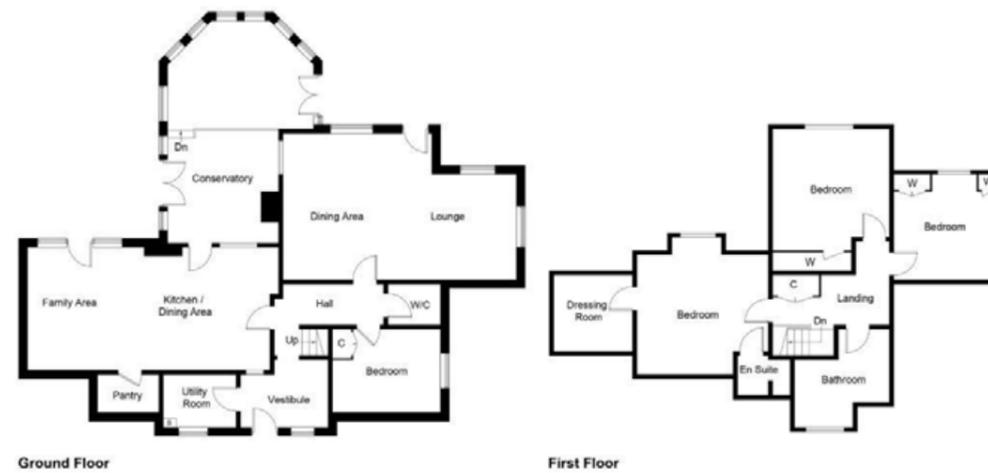
Outside the property is located within generous and mature garden grounds with a separate vegetable garden and sitting areas throughout to maximise on the beautiful surroundings. There is also a wood store shed to the rear.

The property would benefit from a degree of modernisation internally and is an attractive individual family home in a prime location which is rare to the market and early viewing is recommended.



## Room Dimensions

Entrance Vestibule	9'9 x 7'9	(2.97m x 2.36m)
Lounge	25'11 x 16'9	(7.90m x 5.11m)
Kitchen	21'3 x 13'9	(6.48m x 4.19m)
Pantry	6'11 x 3'1	(2.11m x 0.94m)
Utility Room	8'3 x 6'2	(2.51m x 1.88m)
W.C	5'6 x 4'7	(1.68m x 1.40m)
Conservatory	25'8 x 10'10	(7.82m x 3.30m)
Bedroom 4	12'3 x 8'6 ( at widest )	(3.73m x 2.59m (at widest )
Bedroom 1	11' x 11'3	(3.35m x 3.43m)
Bedroom 2	11'10 x 13'4	(3.61m x 4.06m)
Family Bathroom	10'10 x 10'8 at widest	(3.30m x 3.25m at widest)
Master Bedroom	14'1 x 15'8	(4.29m x 4.78m)
Walk in W/B	8'11 X 8'5	(2.72m X 2.57m)
Ensuite	4'11 x 3'9	(1.50m x 1.14m)
Studio	14'3 x 15'6	(4.34m x 4.72m)
Shower Room	7'3 x 6'10	(2.21m x 2.08m)





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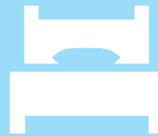
[thorntons-property.co.uk](http://thorntons-property.co.uk)



2 Public



Double Garage



4 Bed



EPC Rating



3 Bath



Thorntons is a trading name of Thorntons Law LLP.

Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information.

Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.