

The logo for ELLIOTS, featuring the word "ELLIOTS" in white, bold, sans-serif capital letters centered within a red diamond shape, which is itself set against a dark blue square background.

**Magnolia Cottage, 54 Balhousie Street, Perth, PH1 5HW**

**OFFERS AROUND £269,500**

We are delighted to bring to the market this beautifully presented, highly deceptive 5 bed cottage located just outside Perth City Centre. The property benefits from Gas Central Heating and Double Glazing throughout. Gardens to the front and side of the property with the area to the rear having a large driveway and single garage. The property would make an ideal family home and is conveniently located close to local primary and secondary schools. Local amenities are close by and there is a regular bus service to the centre of Perth. Located within easy reach of travel links to all major towns and cities beyond.

The property is accessed through a UPVC front door leading into a vestibule then into a very spacious hall. New neutral carpet and freshly painted walls make the space feel bright and spacious. There is a cupboard under the stairs housing for storage. This leads you to the living room, dining room, kitchen, bathroom and 2 bedrooms. There is a carpeted spindle staircase leading you to the upper floor.

### **Living Room**

The generous living room has a bay window facing to the front of the property, stone fireplace with electric fire (but can be used as an open fire), recess shelves, picture rail, light fittings, blinds and a radiator.

### **Dining Room**

The spacious dining room has a bay window facing to the front of the property, feature fireplace (but can be used as an open fire), picture rail, light fittings, blinds and a radiator.

### **Kitchen**

The large kitchen is well equipped with a Redfayre range cooker and separate gas hob. Built in fridge and freezer. Fitted with matching wall and base units with coordinated worktop and tiling between, extractor fan. Vinyl tile effect flooring. Side Facing Window. Patio doors leading to the conservatory.

### **Utility Room**

The utility room is accessed via the far end of kitchen. The boiler is located here. This room is equipped with a stainless steel sink, washing machine, tumble dryer and matching wall and base units. Large built in cupboard. Vinyl tile effect flooring. Rear facing window.

### **Main Bathroom**

The main bathroom is now a modern shower room complete with WC and sink. Large walk in glass shower enclosure with Mira electric shower. Wet wall panelling around the shower area and the rest of the bathroom is tiled. Extractor fan, storage cabinet, mirror. Rear facing window.

### **Bedroom 1 (ground floor)**

Double bedroom with side facing window. Neutral décor and new carpet. Blinds, radiator and picture rail. Smoke alarm.

### **Bedroom 2 (ground floor)**

Double bedroom with rear facing window. Neutral décor and new carpet. Blinds, radiator, picture rail and television point.

### **Bedroom 3 (first floor)**

Large Double bedroom with rear facing window. New neutral carpet and fresh décor. Built in cupboards, wall lights and radiator. Door leading to en suite bathroom. This en suite has a shower cubicle, tiling round the sink, storage, extractor fan, mirror and radiator. Cupboard giving access to the eaves. Velux window facing to the rear of the property.

### **Bedroom 4 (first floor)**

Large Double bedroom with front facing window. New neutral carpet and fresh décor. Built in cupboards, wall lights and radiator. Door leading to en suite bathroom. This en suite has a spa bath with shower taps. Tiling around the bath and sink. Built in storage, mirror, extractor fan, wall lights. Vinyl flooring. Velux window facing to the rear of the property.

### **Bedroom 5 / Study (first floor)**

Smaller bedroom or Study with front facing window. New neutral carpet and freshly painted neutral decor. Radiator.

### **Upper Hall**

The upper hall provides access to 3 bedrooms, 2 of them en suite. New neutral Carpet and freshly painted walls. There is a built in cupboard half way up the stairs.

### **Garage**

Served with power and light. Access from a rear door from the garden.

## Externally

The front and side of the property is mainly laid to lawn with well maintained borders. The rear of the property has a large driveway leading to the detached single garage that is served with power and light. There is a patio area outside the conservatory to the other side of the property which is enclosed and private.

The property has previously been used as a successfully run bed and breakfast and subject to the necessary planning consent could be again.

### Ground Floor

Living Room	Approx 3.65m x 4.26m
Dining Room	Approx 3.65m x 4.29m
Kitchen	Approx 3.49m x 4.39m
Bathroom	Approx 2.25m x 1.97m
Conservatory	Approx 3.39m x 2.61m

### Upper Floor

Bedroom 3	Approx 3.06m x 4.32m
En Suite	Approx 2.25m x 2.28m
Bedroom 4	Approx 3.06m x 4.86m
En Suite	Approx 3.04m x 1.84m
Bedroom 5	Approx 1.59m x 3.76m

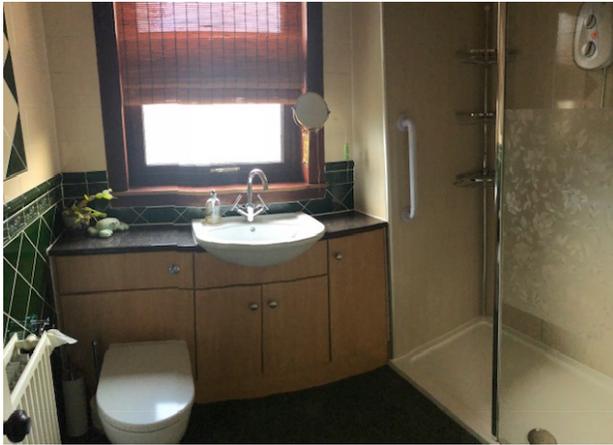
These room sizes are all approximately correct and have been taken at the widest point in the rooms.

EPC Rating - D

Council Tax Band - F







Views of the garden





**Perthshire Solicitors  
Property Centre**

*Disclaimer: Whilst these particulars are believed to be correct and are given in good faith they are not warranted and any interested parties must satisfy themselves by inspection or otherwise as to the correctness of each of them. These particulars do not constitute an Offer or Contract or part thereof and all dimensions are approximate only.*

Free "No Obligation" Market Appraisal if you are thinking of selling we would be delighted to visit your property for a no obligation market appraisal, to give you an indication of what your property could sell for in today's market.

