



6 Stormont Street  
Perth  
PH1 5NW

Offers Over  
£310,000

It is important to read the Schedule  
and Home Report as these contain  
key information.

- SEMI DETACHED VILLA
- CATEGORY 'C' LISTED
- ENTRANCE HALL
- LOUNGE, KITCHEN, UTILITY
- SITTING ROOM, DINING ROOM
- FOUR DOUBLE BEDROOMS
- TWO BATHROOMS, WC, STUDY
- GCH, GARDEN, GARAGE



## DESCRIPTION

This Georgian Semi Detached Villa is beautifully presented and offers versatile, generous accommodation over four floors. The current owners have lovingly restored this property retaining many original features whilst making it a fabulous family home located in the centre of Perth.

The double front doors lead in to the very stylish Reception Hall with stairs leading down to the lower level and another up to the first floor. The large Lounge features decorative coving, wood panelling to window height, stripped wooden flooring, working window shutters and a decorative fireplace which accommodates a multi fuel stove. Across the hallway is the Dining Room, again with working wooden shutters and a lovely fireplace with marble hearth and multi fuel stove. Just off this room is the Study.

On the lower level there is a generous sized, L shaped Kitchen fitted with Oak wall and base units, a Britannia range with double electric oven and gas hob, ample space for a large dining table and chairs as well as space for appliances. The Utility Room is also fitted with wall and base units and has space for appliances as well as a separate WC with wash hand basin. The final room on this level is currently used as an office but could be an additional Bedroom if required.

There is a door to the front of the property from the lower Hallway as well as one which leads to the rear courtyard.

On the first floor there is a lovely bright, dual aspect Sitting Room with a beautiful fireplace with marble hearth and a gas fire, the Master Bedroom with a range of fitted wardrobes and drawers and the fully tiled family Bathroom with heated towel rail, corner bath with shower over, WC and wash hand basin with vanity unit and side storage. On to the upper floor there are two more bedrooms and a fully tiled bathroom with bath, WC and wash hand basin.

The property benefits from gas central heating with combi boiler, fully refurbished sash and case windows and an alarm system making this a most desirable property.



ACCOMMODATION

**Lower Ground Floor**

L shaped Kitchen 10'6" x 16'8" and 8'9" x 17'9"

Utility Room 6'7" x 9'1"

WC 4'11" x 6'7"

Bedroom Four/ Office 10' x 14'3"

Hallway 3' x 21'5"

**Ground Floor**

Entrance Hall 5'4" x 15'11"

Dining Room 11'9" x 13'5"

Study 6'8" x 10'

Lounge 15' x 17'4"

**First Floor**

Sitting Room 12'9" x 18'2"

Master Bedroom 14'11" x 15'9"

Bathroom 7'6" x 8'4"

**Second Floor**

Bedroom Two 14'8" x 17'9"

Bedroom Three 10'3" x 14'3"

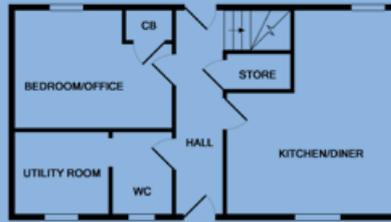
Bathroom 5'6" x 7'9"

INCLUDED IN SALE: Fitted carpets, curtains and blinds.

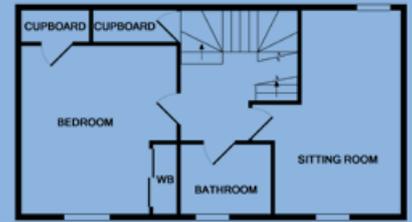
VIEWING: Contact our Perth Property Department on 01738 630222.

HOME REPORT VALUE/EPC RATING: £310,000 / D

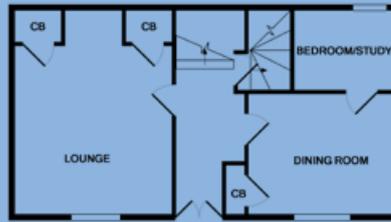
COUNCIL TAX: Band F



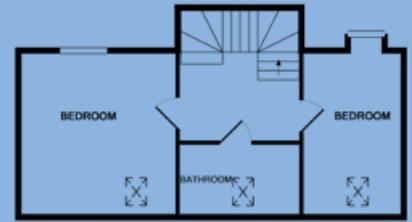
Lower Ground Floor



First Floor



Ground Floor



Second Floor





## LOCATION

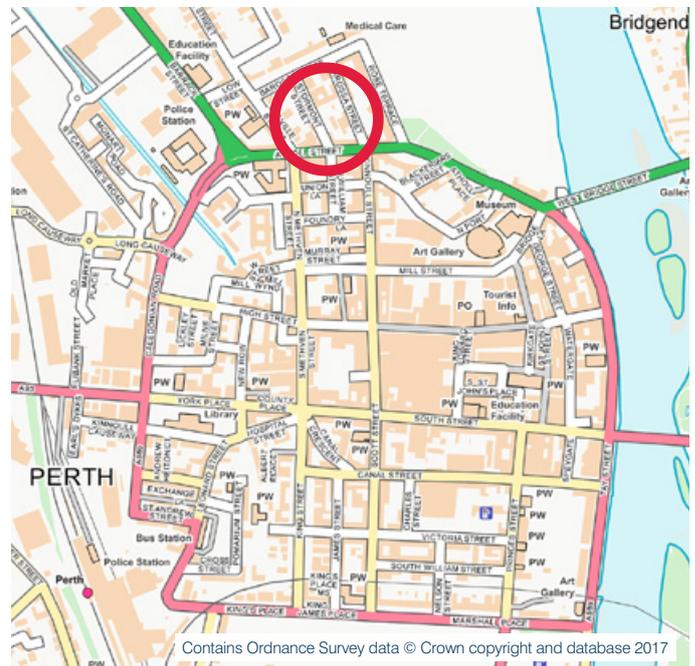
The property is located on Stormont Street, Perth. Very close to the town centre and all amenities including shops, bars and restaurants and within a short walk of the river, North Inch Park and the Bells Sports Centre. Perth has an excellent public transport system servicing the area including regular bus and rail networks.

## OUTSIDE

The courtyard at the rear has a large garden shed and the walled garden to the front offers privacy and an ideal spot in which to relax and enjoy the sunshine. There is a garage for off street parking and residents parking with permits from PKC available nearby.

## SCHOOLING

Catchment area for Balhousie Primary School and Perth Grammar School.



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First and foremost - **your interests**



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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.