



26 Hatton Road  
Perth  
PH2 7DB

Offers Over  
£350,000

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

- DETACHED BUNGALOW
- ENTRANCE HALL
- THREE RECEPTION ROOMS
- KITCHEN, UTILITY
- REAR HALL
- FOUR DOUBLE BEDROOMS
- BATHROOM, CLOAKROOM
- GCH, DG
- GARDENS, DOUBLE GARAGE



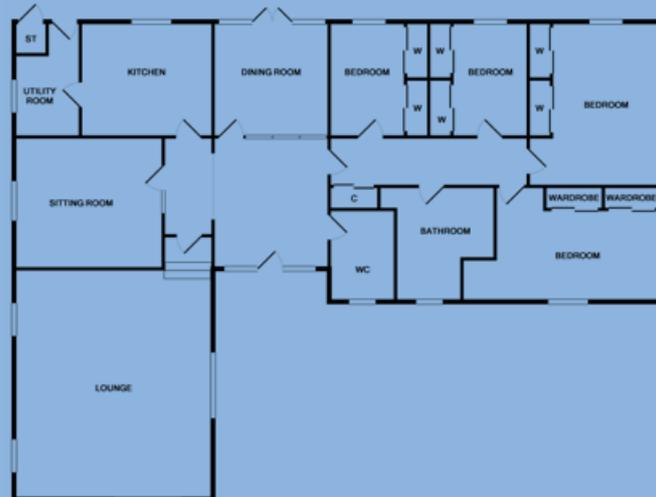
## DESCRIPTION

We are delighted to bring to the market this very well proportioned Detached Bungalow which requires some upgrading but could make a stunning family home. Set on a large plot in this highly sought after residential area of Perth the generous accommodation comprises an Entrance Hall which gives access to a large bright triple aspect Lounge, Study/second reception, Dining Room with doors out to the rear garden, Kitchen and Utility Room off with door to the rear garden, Cloakroom and Hallway leading to the Bedrooms and Bathroom. The dual aspect Master Bedroom faces the front of the property and the three other Double Bedrooms are at the rear, all have fitted wardrobes. From the Hallway there is access to the attic which is floored and has power. The Bathroom is fitted with a shower, bath, bidet, WC, wash hand basin with vanity unit. The property benefits from Gas Central Heating and Double Glazing. Properties such as this one are rare to the market and this one offers an excellent opportunity create a very desirable residence.

## LOCATION

The property is close to the Kinnoull Hill woodland walks and offers easy access ... to Kinnoull Primary School, the city centre and other attractions. The main road network is also near at hand.





### ACCOMMODATION

Hall	11'8" x 13'9"
Lounge	19'6 x 23'6
Study	12'8" x 14'5"
Dining Room	11'8" x 12'2"
Kitchen	11'7" x 12'9"
Utility Room	7'1" x 11'7"
Rear Hallway	3'10" x 22'
Cloakroom	7'8" x 9'5"
Master Bedroom	11'8" x 15'11"
Bedroom Two	15'11" x 12'11"
Bedroom Three	10'6" x 11'9"
Bedroom Four	10'5" x 11'10"
Bathroom	10'2" x 10'7"

INCLUDED IN SALE: Fitted carpets, curtains and blinds. Fridge, freezer, cooker and washing machine (no warranty given).

VIEWING: Contact our Perth Property Department on 01738 630222.

HOME REPORT VALUE/EPC RATING: £350,000 / D

COUNCIL TAX: Band G

## DIRECTIONS

From Perth City Centre, travel along Tay Street and cross over the South Street Bridge towards Dundee. Turn right onto the A85 (Dundee Road) and then left onto Manse Road, continue to the roundabout and take the third exit onto Hatton Road. Continue on Hatton Road and No 26 is on the left hand side, before the junction with Hatton Way.

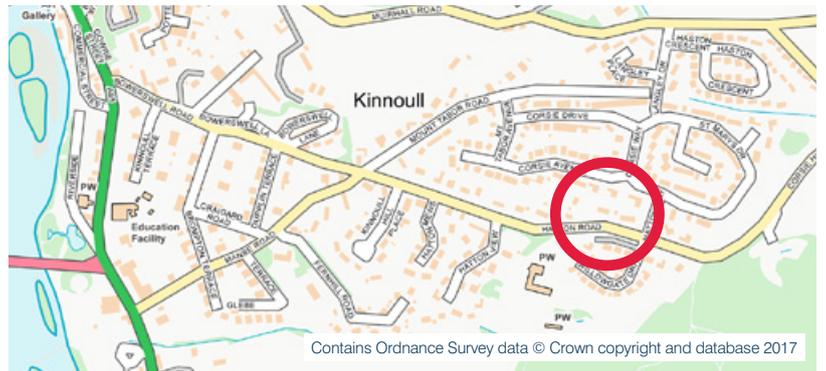


## OUTSIDE

The property sits on a large plot with gardens all around comprising of lawns, well stocked borders with mature shrubs and fruit trees to the side and rear. A block paved driveway leads to double garage with courtesy door and potting shed at the rear.

## SCHOOLING

Catchment area for Kinnoull Primary, St Johns RC Academy Primary, St Ninians Episcopal Primary, Perth High and St Johns RC Academy.



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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.