



15 VIEWLANDS PLACE, PERTH PH1 1BS – GUIDE PRICE £220,000
HOME REPORT VALUATION £230,000

GENERAL DESCRIPTION

This beautifully appointed semi-detached Villa is situated in a superb elevated position, in one of Perth's most sought after area, close to Perth Academy and Viewlands Primary School. The property commands lovely panoramic views across Perth towards Kinnoull Hill and down the Tay Valley into Fife. The Perth city centre with its wide range of business, shopping and leisure amenities, include restaurants, bars, and Perth Concert Hall & theatre are 'on the doorstep' and within pleasant walking distance, as are the town and country bus routes including the 'Park & Ride' service, and main bus and railway stations. Access to the outer-ring motorway network is just a short drive away at Broxden, providing easy commuting to all private schools and outdoor pursuits out with the area, and all major cities and airports in the central belt, and north.

ACCOMMODATION

This well-presented family home would benefit from a degree of upgrading, and offers spacious and versatile accommodation with the benefit of original art-deco style tiled fireplaces, panelled doors and deep skirtings, stripped flooring, a pitch pine staircase and sash & case windows providing an abundance of natural light and the opportunity to extend the kitchen and convert the large attic room which has Velux windows, subject to the relevant planning permission being sought. This must-see property is accessed via a large covered porch with arch and exterior light and tiled flooring. A glazed door with side windows opens to a wide and welcoming hall with feature leaded glass window to side and pine pitched staircase and wood-effect laminate flooring which continues through to the dining room. The spacious living room has stripped flooring and an original tiled solid-fuel feature fireplace with shelved press to side, ample space for furniture, ambient recessed lighting and wall-lights, and bay window enjoying views to front. The adjacent dining room is lovely and light and has another feature tiled fireplace with shelved press to side and double windows overlooking the rear garden, and a modest kitchen currently fitted with a range of white hi-gloss wall and base units with contrasting laminate worktops with breakfast bar, a circular stainless steel sink with window to side and door to garden. Appliances include a ceramic hob with oven, upright fridge-freezer and automatic washing machine.



Stairs lead to a split-level landing with matching feature leaded window to the ground floor, with cupboard providing storage and compact fixed staircase leading to a large attic room with 2 skylight windows and offers ideal space for development. There are three generous double bedrooms, the principle bedroom is spacious and light and has an art-deco tiled fireplace with shelved press to side and bay window enjoying fabulous elevated views towards Kinnoull, bedroom two also has an art-deco tiled fireplace with recessed cupboard to side and overlooks the rear garden and the third bedroom enjoys views to front and has ample room for furniture. The large family bathroom has a white suite which includes a bath with a basic shower, laminate flooring, a recessed shelving and an opaque window to rear. Gas central heating is installed, there is ample storage and neutral decoration throughout, and there is an outdoor cellar to the side of the house. This well-appointed property will no doubt appeal to a wide variety of purchasers given its prime location and wonderful elevated views. Early viewing is very highly recommended. **Home Report valuation £230,000.**

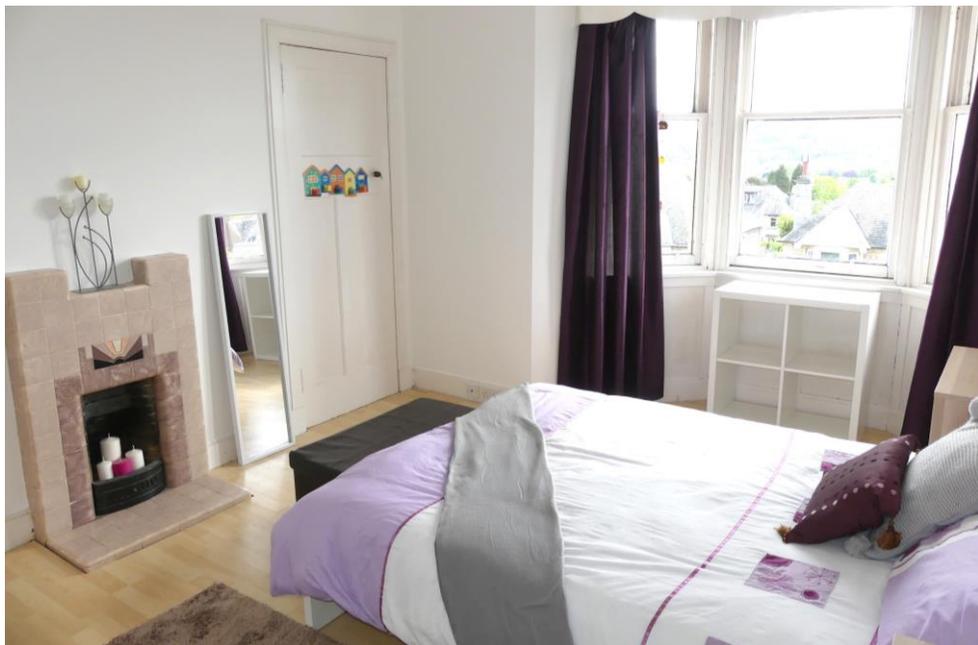


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EXTERNAL

Externally this property enjoys generous garden grounds laid mainly to lawn. The front garden has perimeter flower beds with boundary hedging and long driveway providing off-street parking for 6 cars leading to an original single garage which has a store for garden furniture. There is open access to the large rear garden which has perimeter hedging, an outdoor tap, and ample space for play equipment and planted pots and tubs.

GENERAL INFORMATION

It is proposed to include all fitted floor coverings, carpets, curtains, blinds and light fittings in the sale, together with the appliances as stated in the schedule.

ROOM SIZES

HALL 14'6" X 7'1" 4.42m x 2.16m max approx.

LOUNGE 15'9" x 14' 4.80m x 4.27m approx.

DINING/FAMILY ROOM 12'9" x 12'7" 3.89m x 3.84m approx.

KITCHEN 8'9" X 7'2" 2.27m x 2.18m approx.

LANDING 10'3" x 3'2" 3.12m x 0.96m approx.

BATHROOM 9'7" x 6'4" 2.92m x 1.93m approx.

MASTER BEDROOM 11'6" x 15'8" 3.51m x 4.78m approx.

BEDROOM 2 12'8" X 11' 3.86m x 3.35m approx.

BEDROOM 3 9'8" x 9'2" 2.95m x 2.79m approx.

ATTIC ROOM 19' x 11'7" 5.79m x 3.53m approx.

HOME REPORT ACCESS:

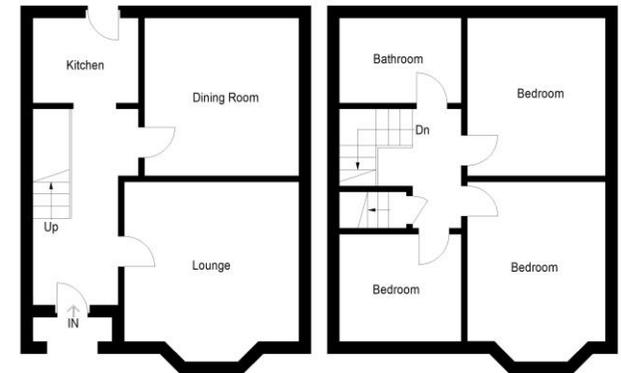
www.packdetails.com

Reference: HP587899

Postcode: PH1 1BS

LOCATION

From Perth travel up the Glasgow Road towards Cherrybank. At the crossroads turn right into Viewlands Road, and 2nd left into Viewlands Place. Number 15 is on the right hand side clearly marked with our sale sign. The property is a short walk away from local schools, amenities and the city centre not to mention its proximity to carriageway links. A regular bus service to the city centre is also available.



Ground Floor

First Floor

Entry: By arrangement.

Council Tax: Band E.

EPC Rating: Band E.

To View: Contact solicitor 01738 635300.

To View: Contact PSPC 01738 635301.

PSPC opens 7 days a week.

McCash & Hunter Ref: AD/MP/15VT

PSPC Area: Perth



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Disclaimer: Although these particulars are believed to be accurate they are intended only to give a general description of the property. Their accuracy is not warranted and they do not form part of an offer to sell.