

7 Salers Way

HUNTINGTOWER, PERTH, PH1 3XP



*DESIRABLE THREE-BEDROOM
SEMI-DETACHED VILLA*



01738 500 655



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



Part exchange is available. McEwan Fraser Legal is delighted to present this 3 bedroom villa in Huntingtower, Perth. This home is a recently constructed three-bedroom semi-detached villa that seamlessly blends modern design with functionality. This home not only comes with the assurance of several years of NHBC warranty but has also undergone meticulous attention to detail, with all snagging expertly addressed. Step inside, and you'll find yourself in a space that is not just a house but a canvas waiting for the personal touch of its next owner.

The beautifully presented interiors create an open and inviting ambiance, allowing you to envision the possibilities that lie within. The heart of this residence is the spacious kitchen diner, a culinary haven where integrated appliances and a well-thought-out layout make cooking and dining a delight. The lounge, equally spacious and bright, provides a versatile setting for relaxation and entertainment. Practicality meets style with the inclusion of a guest cloakroom and a utility area, complete with plumbing for a washing machine, ensuring convenience on both floors of this well-designed home.





Kitchen/Diner







As you ascend to the upper floor, discover three bedrooms that offer comfort and flexibility. The principal bedroom boasts an en-suite shower room, adding a touch of luxury to your personal space.





Bedroom 2



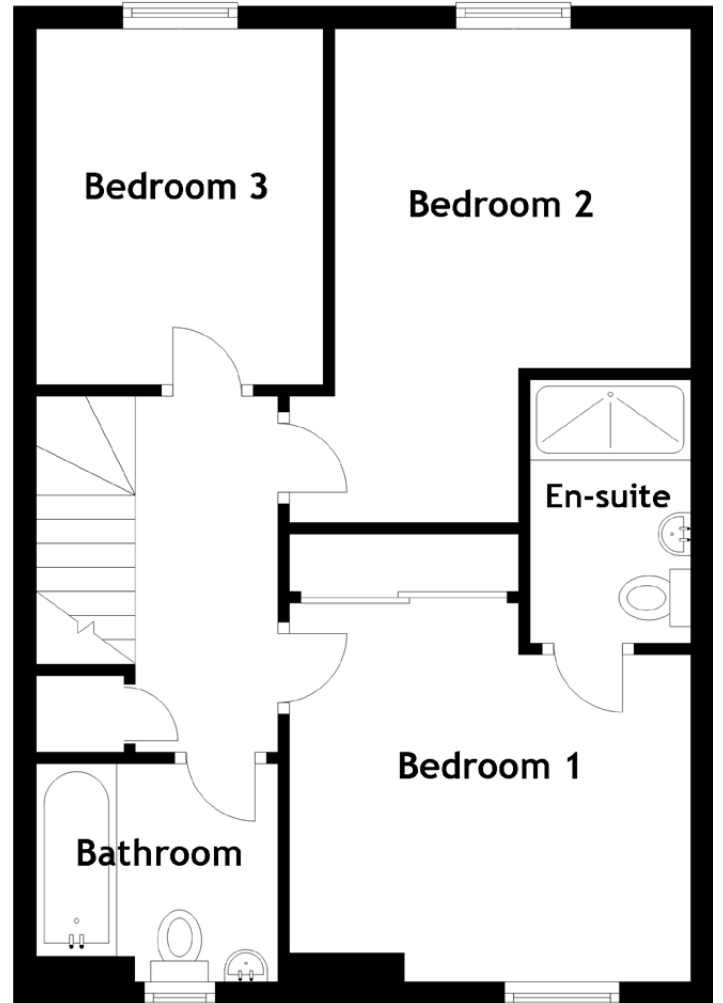
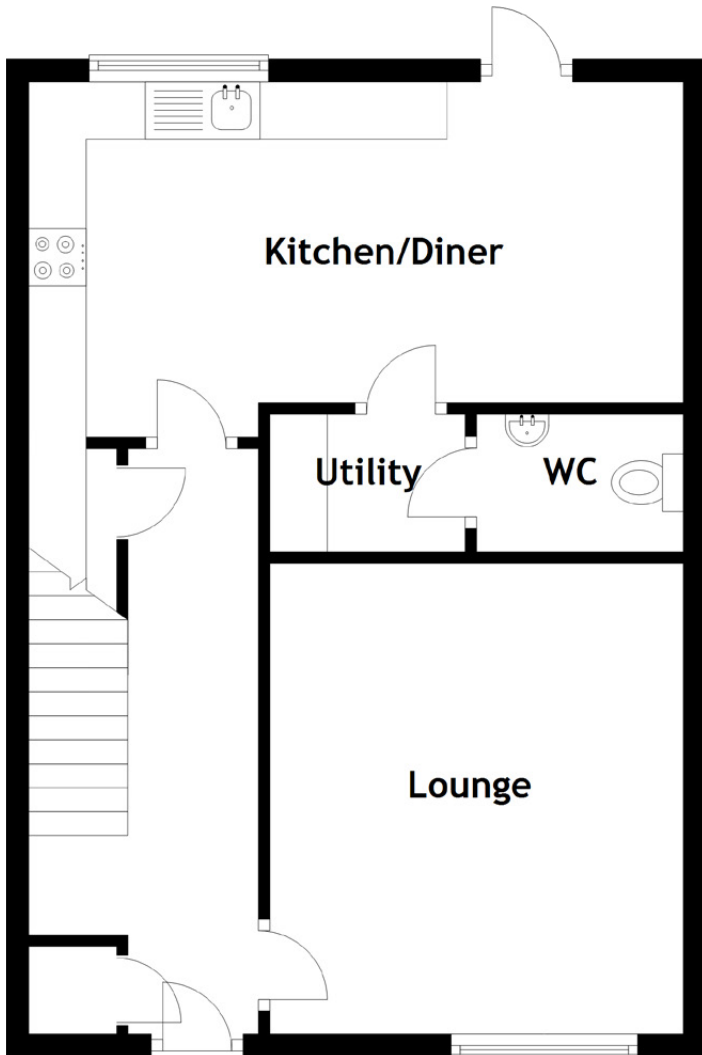


Bedroom 3





EN-SUITE



Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	5.70m (18'8") x 3.10m (10'2")	En-suite	2.30m (7'6") x 1.40m (4'7")
Lounge	4.10m (13'5") x 3.60m (11'10")	WC	1.80m (5'11") x 1.20m (3'11")
Bedroom 1	3.50m (11'6") x 3.30m (10'10")	Utility	1.70m (5'7") x 1.20m (3'11")
Bedroom 2	4.30m (14'1") x 1.50m (4'11")	Gross internal floor area (m ²): 95m ²	
Bedroom 3	3.10m (10'2") x 2.50m (8'2")	EPC Rating: B	
Bathroom	2.10m (6'11") x 1.90m (6'3")		



Outside, the back garden has been laid to grass with raised vegetable beds and a greenhouse, presenting an opportunity for those with a green thumb to cultivate their own oasis. The front of the property features a convenient drive with space for two cars.

This three-bedroom semi-detached villa is more than just a house; it's a statement of



modern living and a canvas for your dreams. With its contemporary design, thoughtful features, and a garden ready for your personal touch, this home invites you to make it your own. Seize the opportunity to claim this modern masterpiece as your own. Contact us today to arrange a viewing and step into a home where the potential for a vibrant and stylish lifestyle awaits.



Huntingtower sits on the western edge of the city of Perth. A hotel, pub and restaurant are in walking distance and there is a garden centre with a reputable cafe and a Waitrose concession all on the doorstep of this home. All other amenities are within a short drive. Tesco supermarket and B&Q Hardware stores are walkable if you have stout walking shoes. Nestled along the banks of the River Tay, Perth exudes a timeless charm that seamlessly blends history, culture, and modern living. As the gateway to the Scottish Highlands, this historic city serves as a vibrant hub, offering a captivating blend of heritage and contemporary amenities.

Perth's cityscape is characterized by its historic architecture, with landmarks like St. John's Kirk and the iconic Smeaton's Bridge bearing witness to centuries of Scottish history. The city's compact layout invites residents to explore its charming streets, discovering a mix of traditional Scottish shops, boutiques, and eateries. The picturesque Riverside Park, flanking the River Tay, provides a serene escape for leisurely strolls and offers breathtaking views of the Perthshire landscape. The nearby North Inch Park, a vast green expanse, is a popular spot for outdoor activities, events, and community gatherings.

The Location



Perth's cultural scene is vibrant, with the Perth Concert Hall hosting a diverse array of performances, from classical concerts to contemporary shows. The Perth Theatre, with its historic charm, contributes to the city's cultural tapestry, offering a venue for theatrical productions and artistic expression. For those seeking retail therapy, Perth's city centre boasts a mix of high-street stores and independent boutiques, providing a delightful shopping experience. The city's dining scene is equally diverse, with restaurants and cafes offering a variety of cuisines to suit every palate. Education is a priority in Perth, with reputable schools and the University of the Highlands and Islands Perth College contributing to the city's appeal for families and students alike. The city's commitment to fostering a strong sense of community is evident in its local events, such as the annual Perth Festival of the Arts and the Perth Show.

Strategically located, Perth provides excellent transport links, with a central railway station connecting residents to major cities like Edinburgh and Glasgow. The M90 motorway ensures easy access to surrounding areas and beyond, making Perth an ideal base for both urban convenience and rural exploration.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01738 500 655

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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