

8 Pitcullen Terrace Perth PH2 7EQ



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- Superb period villa
- 5 double bedrooms
- Elegant living room
- South-facing rear garden
- Gas central heating

- Modern double glazing
- Off-street parking & garage
- Beautifully appointed
- Prime residential area
- Rich in charm & character

Boasting notably bright and generous accommodation throughout, this beautifully appointed 5 bedroom villa is located within a prime residential area of Perth and close to excellent travel links. Tastefully styled, skilfully modernised and rich in charm and character, the property boasts a large south-facing rear garden and plenty of off-street parking including a garage. It also features gas central heating, modern double glazing, plenty of natural light, beautiful high ceilings and original fireplaces.

On the ground floor there is an entrance vestibule, an impressive hallway with stairs to the upper floor, a handy downstairs WC, elegant living room with bay window and feature fireplace, a double bedroom which could also be used as a dining/play room and a superb open-plan kitchen/diner/family room with bi-folding doors out into the south-facing rear garden. Onto the first floor there is a large family bathroom, a further shower room, study/utility room and four spacious double bedrooms. To the front of the property there is an area of lawn with planted borders and a driveway leading to the garage. The generous, family-friendly garden to the rear enjoys a high degree of privacy and a bright south-facing aspect. It features a large area of lawn, two slabbed patios with space for seating and al-fresco dining and a selection of colourful plants and shrubs.



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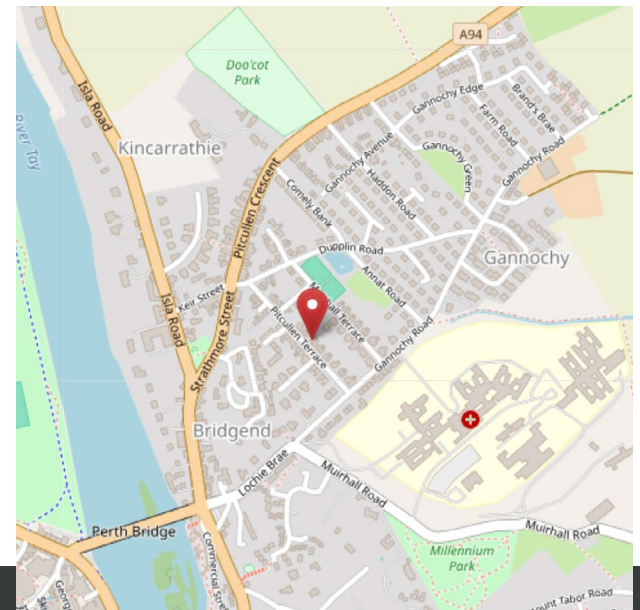
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LOCATION

The property is located within the Gannochy area of Perth, long regarded as one of Perth's most sought-after areas. The location gives easy access into the city centre and travel links to destinations across the country via the nearby Dundee Road and M90 dual carriageway and is also within the catchment area for the sought-after Kinnoull Primary School. Within walking distance there is also a regular bus service and some pleasant walks including the iconic Kinnoull Hill.





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