

St Paul's Manse 13 Hay Street, Perth PH1 5HS



**Possible**  
Making it Possible



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## St Paul's Manse, 13 Hay Street, Perth PH1 5HS

- Substantial Victorian Villa
- Accommodation over three floors
- Five double bedrooms
- Four reception rooms
- Very private garden grounds

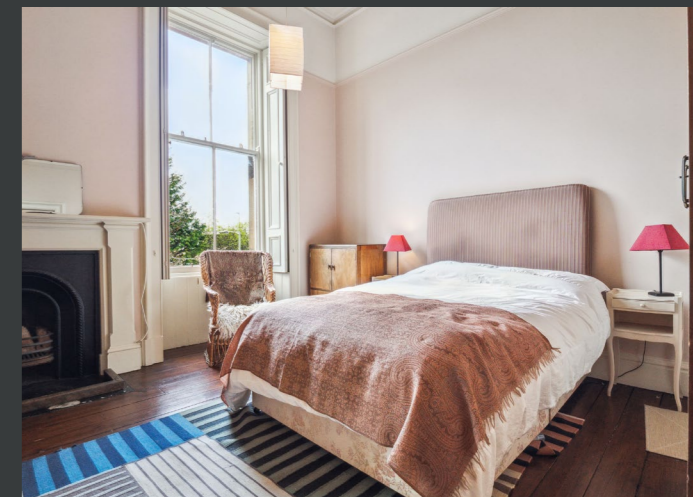
- Gas central heating
- Rich in charm and character
- Beautiful high ceilings
- Sought-after street
- Easy access to city centre & parklands

This exceptionally spacious Victorian villa is located on one of Perth's most sought-after streets and close to the picturesque North Inch parklands. Boasting 5 bedrooms and 4 reception rooms spread over three floors this character-filled and versatile semi-detached home also features beautiful high ceilings, original fireplaces, ornate cornicing, working shutters a wealth of natural light, gas central heating, a very private garden to the front and so much more.

On the ground floor there is a bright garden room, central reception hall, cloakroom WC, a generous living room, formal dining room, a useful utility room, modern dining kitchen and two store rooms. Onto the first floor there is an impressive drawing room, a bathroom and three large double bedrooms. Onto the top floor there are two additional double bedrooms with one of them also featuring its own en-suite shower room. To the rear of the property there is a courtyard and driveway providing off-street parking. To the side there is a colourful garden stock with a selection of shrubs and decorative plants. The generous garden to the front enjoys a high degree of privacy and features a long area of lawn with mature trees and hedging to the boundary.





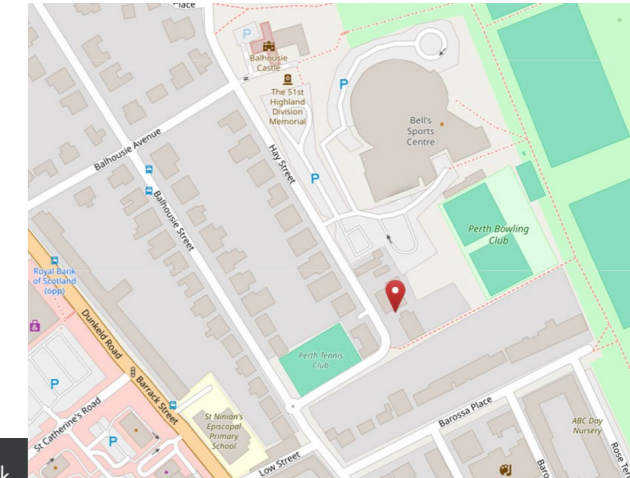






### LOCATION

The proximity to the picturesque North Inch parklands and the city centre means it is ideal for those who prefer to get around on foot and there is also easy access to road links giving access to various destinations across the country. There is also a local tennis court and the North Inch golf course close by. Within the city centre there is a wide selection of shops, cafes, restaurants, museums, theatre, concert hall and cinema plus Perth's railway and bus stations – all within walking distance of the property.





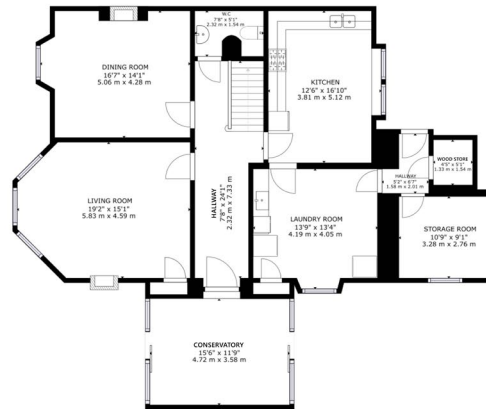


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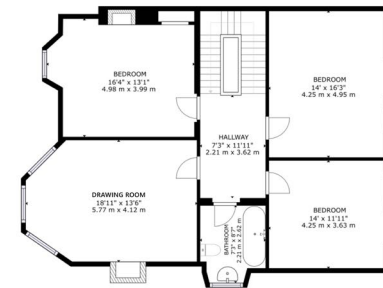


**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

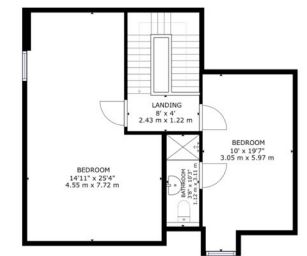
All Measurements are Approximate Measurements are approximate. Not to Scale. For Illustrative purposes only.



FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA  
 FLOOR 1: 1306 sq ft, 121.36 m<sup>2</sup>, FLOOR 2: 1060 sq ft, 98.5 m<sup>2</sup>, FLOOR 3: 662 sq ft, 61.51 m<sup>2</sup>  
 EXCLUDED AREAS: SCREENED PORCH: 186 sq ft, 17.29 m<sup>2</sup>  
 TOTAL: 3028 sq ft, 281.37 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

