

14 Willowgate Drive, Perth PH2 7FA


Possible
Making it Possible



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- Luxurious detached home
- Versatile accommodation
- Five generous bedrooms
- Exceptionally large room sizes
- High-end fixtures and premium build quality

- Parking for up to four vehicles
- Abundant bathrooms
- Exclusive, peaceful location
- Perfect for family living
- Easy access to travel links and the city

Welcome to 14 Willowgate Drive in Perth – Luxurious Living in a prestigious location. This stunning detached property on Willowgate Drive embodies the very essence of luxury living in one of Perth's most sought-after residential areas. Built by luxury developers Cala Homes and offering a wealth of versatile accommodation, this elegant home boasts two generously sized reception rooms, five spacious bedrooms, and three modern bathrooms, providing ample room for family life, guests, and entertaining. One of the property's standout features is the exceptionally large room sizes, creating an inviting and comfortable atmosphere throughout. High-end fixtures, premium materials, and superior build quality ensure every corner exudes sophistication and elegance.

Parking is a breeze with space for up to four vehicles, making it convenient for both residents and guests alike. The abundance of bathrooms ensures stress-free mornings and an added level of luxury to daily living. The family-friendly garden to the rear provides a good degree of privacy and both areas of decking are fully wired with external power points too. Located in an exclusive and peaceful cul-de-sac, this property is not just a house, but a lifestyle. Whether you're seeking a serene family retreat or a refined space to host memorable gatherings, this home is designed to meet your every desire.

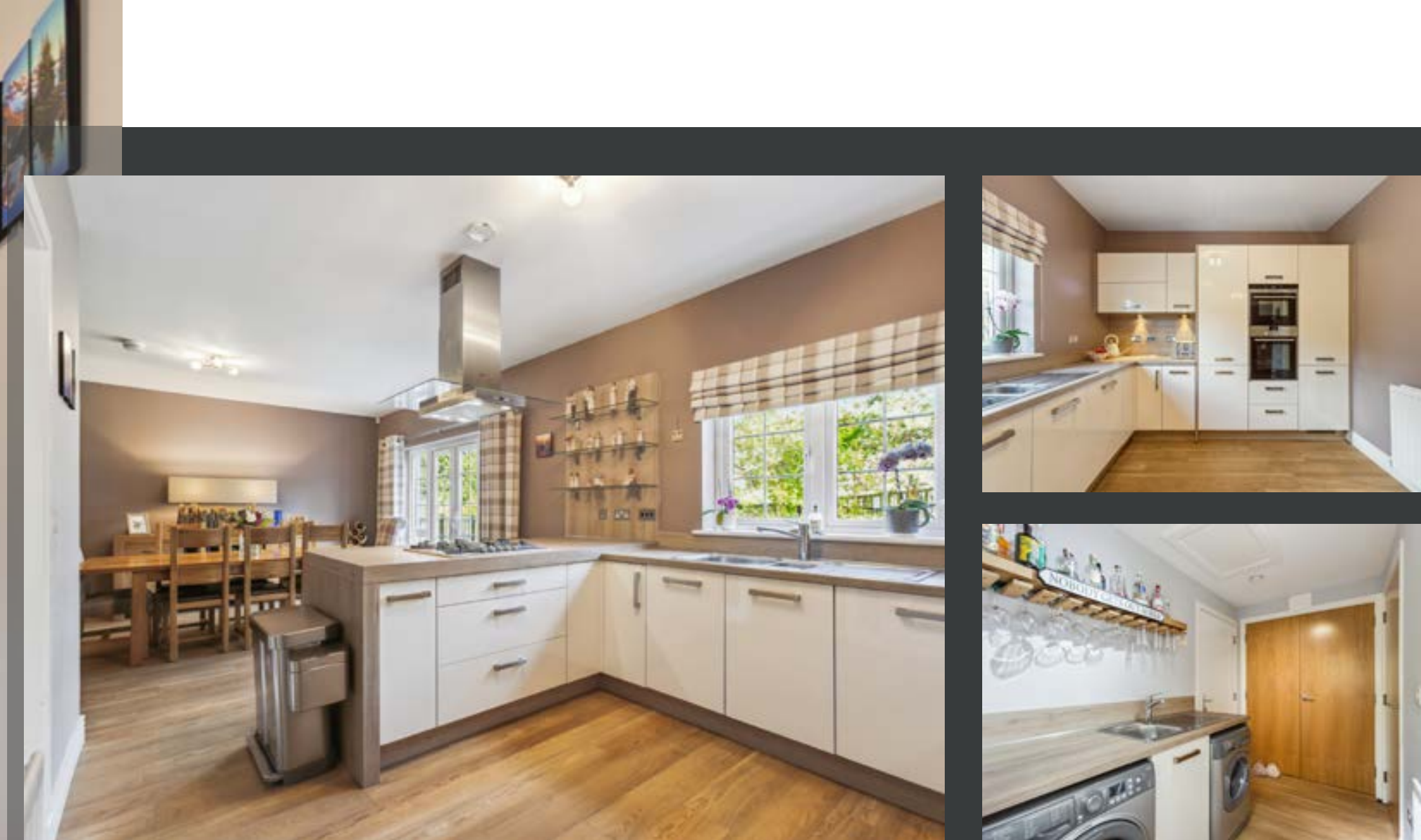
EPC rating is a B





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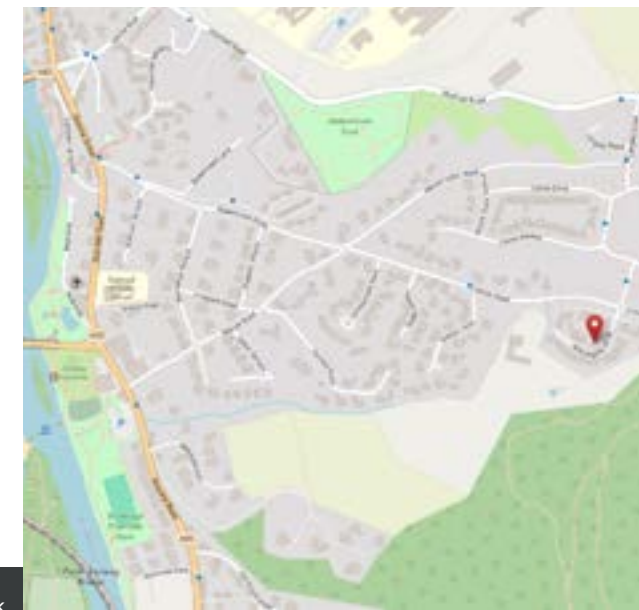


14 Willowgate Drive



LOCATION

Kinnoull is one of Perth's most desirable and scenic residential areas, known for its leafy streets, stunning views, and proximity to nature. Located on the eastern edge of the city, it's home to the famous Kinnoull Hill, offering breathtaking panoramic views of the River Tay and surrounding countryside. The area combines tranquil suburban living with easy access to Perth city centre, making it ideal for families, professionals, and retirees alike. With a strong sense of community, excellent local schools, and beautiful green spaces, Kinnoull is a perfect blend of countryside charm and urban convenience.





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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



TOTAL: 2347 sq. ft, 218 m2
 FLOOR 1: 1003 sq. ft, 93 m2, FLOOR 2: 1344 sq. ft, 125 m2
 EXCLUDED AREAS: **): 39 sq. ft, 4 m2, GARAGE: 297 sq. ft, 28 m2

All Measurements are Calculated by Lidarscan Technology - Deemed Highly Reliable but Not Guaranteed. Visit Our Website - www.filmworx.co.uk