

7 Hamilton Place, Perth PH1 1BB


Possible
Making it Possible



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- Spacious and beautifully extended detached home
- Located on one of Perth's most sought-after streets
- Bright and airy bay-windowed living room
- Separate dining room for entertaining
- Modern fitted kitchen with patio doors to the garden

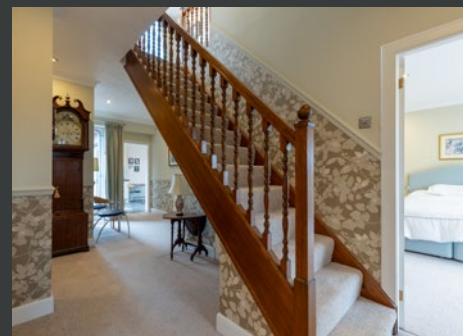
- Four generously sized bedrooms
- Bathrooms on both floors
- Private driveway and generous garage
- Beautifully landscaped rear garden with patio seating
- Gas central heating and double glazing

Tucked away in one of Perth's most sought-after streets, this deceptively spacious and beautifully extended home offers flexible living across two floors. Thoughtfully designed, the property provides bright and generous accommodation, making it ideal for families or those seeking additional space.

The ground floor features a welcoming hallway leading to a bright and airy bay-windowed living room, a separate dining room, and a modern fitted kitchen with integrated appliances and patio doors opening to the rear garden. Two well-sized bedrooms and a modern shower room complete this floor. Upstairs, two additional spacious bedrooms offer comfort and tranquillity. A contemporary family bathroom serves this floor.

Externally, the home boasts a beautifully landscaped rear garden with patio seating areas and mature planting, perfect for outdoor enjoyment. The front of the property offers a private driveway and garage. Situated in the highly desirable Hamilton Place, this home benefits from a peaceful setting while remaining close to Perth city centre, excellent schools, and transport links. Offering exceptional space and versatility, this superb home presents a fantastic opportunity for discerning buyers.





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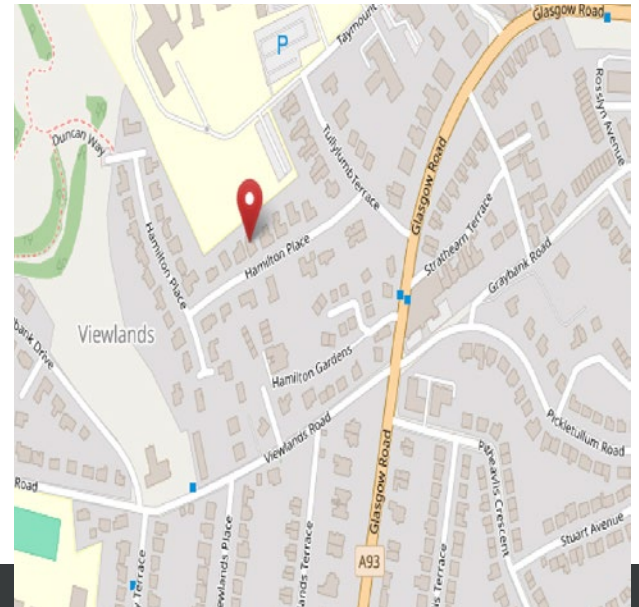


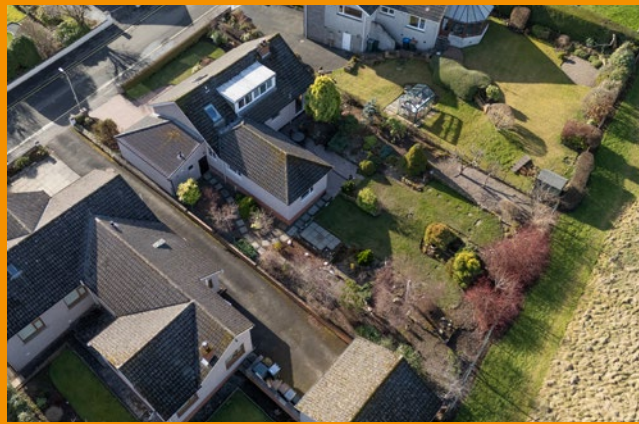
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LOCATION

Hamilton Place is one of Perth's most sought-after residential streets, known for its peaceful atmosphere and attractive homes. Ideally positioned, it offers easy access to Perth city centre, where a wide range of shops, cafes, and restaurants can be found. The area is well-served by excellent schools, making it a popular choice for families. Outdoor enthusiasts will enjoy the proximity to the River Tay, local parks, and scenic walking routes. With excellent transport links, including nearby road and rail connections, Hamilton Place provides the perfect blend of convenience and tranquillity, making it an ideal setting for a high-quality lifestyle.





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



GROSS INTERNAL AREA
FLOOR 1 127.5 m² FLOOR 2 47.9 m²
EXCLUDED AREAS : REDUCED HEADROOM 2.2 m²
TOTAL : 175.4 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

