



9 Wellshill Terrace, Perth, PH1 1PF  
Offers over £299,950

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## 9 Wellshill Terrace Perth, PH1 1PF

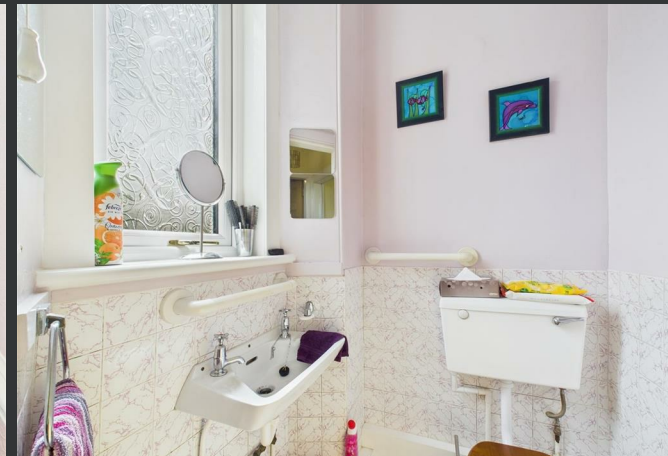
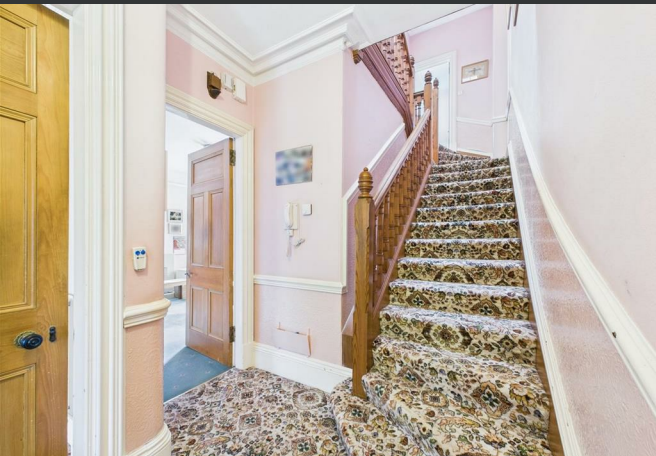
- Substantial four-bedroom Victorian villa
- Bay-windowed living room with ornate cornicing
- Four generously sized double bedrooms
- Garage with driveway parking
- Gas central heating and double glazing
- 1814 sq ft of accommodation
- Spacious dining room and separate kitchen with pantry
- Ground floor WC and upstairs family bathroom
- Private front and rear gardens
- Walking distance to city centre, train station & schools

9 Wellshill Terrace is a substantial four-bedroom semi-detached villa brimming with charm and character. Offering an impressive 1814 sq ft of living space, this traditional stone property features period details such as intricate cornicing, high ceilings, and a magnificent bay-windowed lounge with views over the front garden.

The ground floor offers versatile space, including a spacious dining room, generous living room, well-proportioned kitchen with adjoining pantry, utility area, and a WC. Upstairs, four bright double bedrooms provide ample family accommodation, with a family bathroom completing the upper level.

Externally, the property enjoys a sizeable private front garden and a delightful garden to the rear. A long driveway offers plenty of parking and leads to the garage, ideal for storage or workshop use. While the home would benefit from modernisation, it offers exciting scope to enhance and create a dream family home in a central and desirable location.

Offers over £299,950

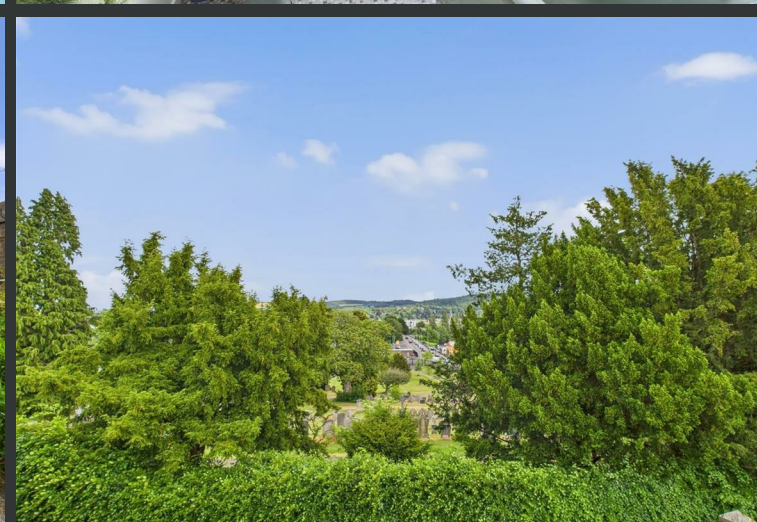
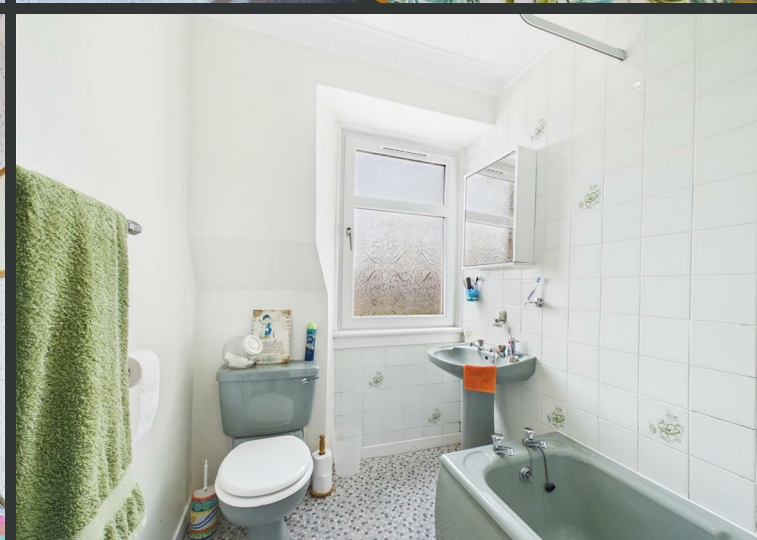
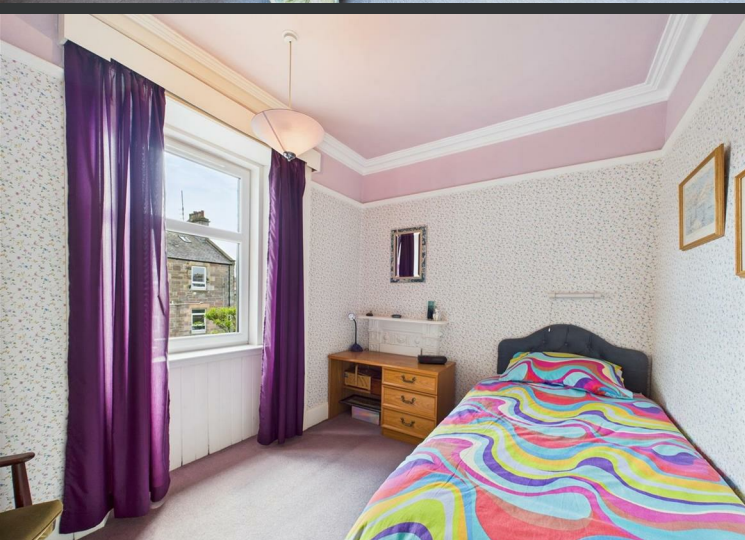


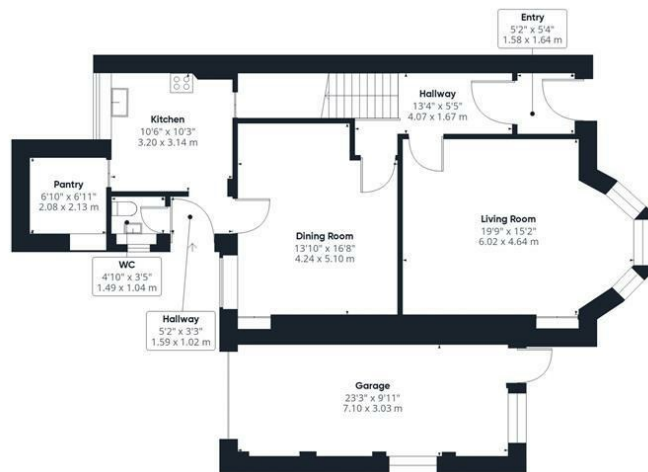


## Location

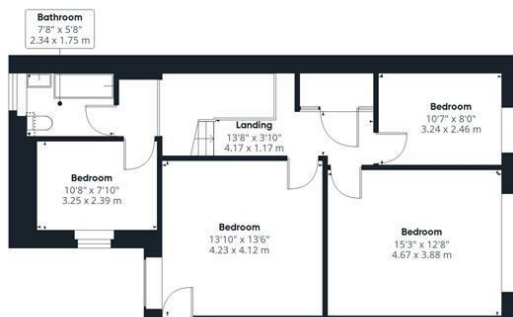
Wellshill Terrace is a sought-after residential street located within walking distance of Perth city centre. The area offers excellent access to local amenities, including shops, cafés, schools, and leisure facilities. Perth Railway Station is just a short stroll away, making commuting by train easy and convenient. The neighbourhood benefits from nearby green spaces such as the North Inch Parklands and is well-connected by bus routes and road links, including the A9 and M90. Ideal for families or professionals, the location blends city living with a peaceful setting, and properties here are rarely available for long.







Ground floor



Floor 1



Approximate total area<sup>(1)</sup>

1814 ft<sup>2</sup>  
168.8 m<sup>2</sup>

Reduced headroom

1 ft<sup>2</sup>  
0.1 m<sup>2</sup>

(1) Excluding balconies and terraces

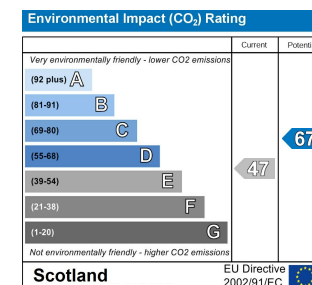
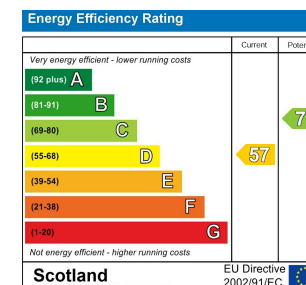
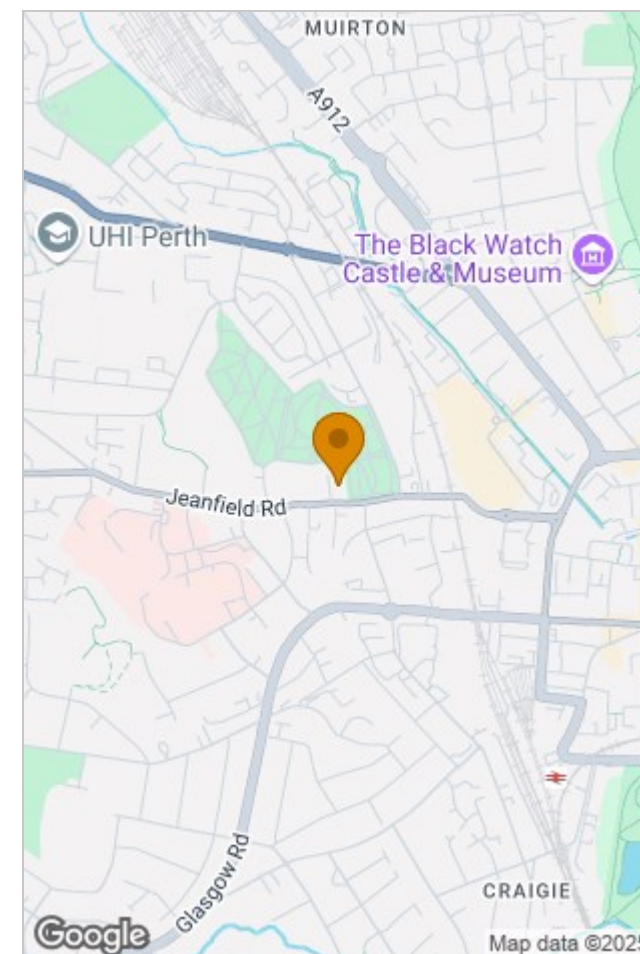
Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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## Viewing

Please contact our Perth Office on 01738 260 035 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.