



**Scotia, 71 Dunkeld Road, Perth, PH1 5RP**  
**Offers over £400,000**

 10  6  3  D



# Scotia, 71 Dunkeld Road Perth, PH1 5RP

- Substantial semi-detached villa
- 3 reception rooms
- Detached double garage
- Private rear garden
- Move-in condition
- 10 bedrooms 3 en-suite
- Parking for 4 cars
- Gas central heating
- Would suit a variety of uses
- Excellent travel links

This incredibly deceptive 10 bedroom home boasts notably generous accommodation spread across its two floors which includes a separate living quarters to the rear. The size and versatility of the property means it could suit a variety of uses such as a B&B, large family home, a multi-family home or children's nursery to name but a few. The property also boasts plentiful bathroom facilities, off-street parking to the front and a large garden with double garage to the rear.

On the ground floor there is an entrance vestibule, inner hallway with stairs to the first floor, lounge, a double bedroom with en-suite shower room, formal dining room, a stylish kitchen, utility room, office/bedroom, a shower room, a large sitting room and sunny conservatory. Onto the first floor there are two en-suite bedrooms, six additional bedrooms, a shower room and a bathroom. To the front of the property there are four parking spaces with a side entrance leading into the rear garden and the detached double garage. The garden to the rear enjoys a good degree of privacy and features a slabbed patio with space for seating, a large area of stone chips, rotary dryer and a section of artificial lawn.

Offers over £400,000

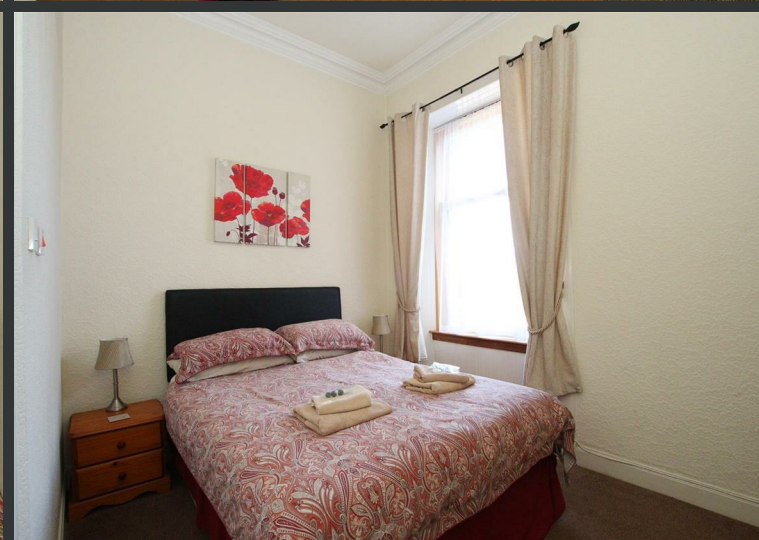


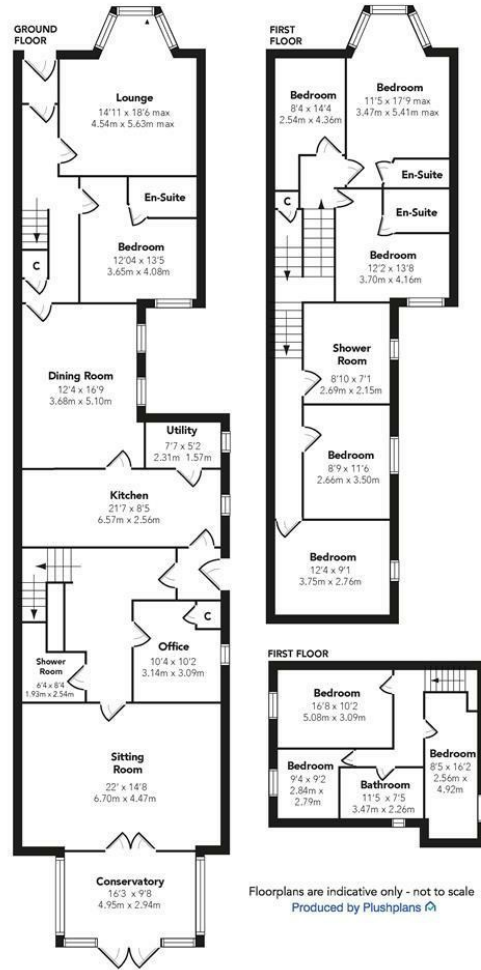


## Location

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. Within the city centre there is a wide selection of shops, cafes, restaurants and leisure activities plus Perth's railway and bus stations.







Floorplans are indicative only - not to scale  
Produced by Plushplans



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 81        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  | 60                      |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| Scotland                                    |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         | 75        |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  | 48                      |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| Scotland  |  | EU Directive 2002/91/EC |           |

## 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.

