



**Premier
Properties**
Perth



25 Brompton Terrace, Perth, PH2 7AE Offers Over £827,500



The layout of the villa is thoughtfully designed to optimize living space and make the most of the commanding views. Downstairs, the dining room, and two reception rooms all look out to the well-manicured garden, providing a picturesque backdrop of the city. The French doors opening to the veranda off the garden room create a seamless indoor-outdoor flow, perfect for entertaining guests or enjoying a quiet moment to unwind and enjoy the vistas. A large kitchen/diner, useful utility room, study, and shower room are also located on the ground level towards the rear of the property.

A separate staircase from the garden room leads to the first floor drawing room with Juliet balcony offering elevated views across the city. The master bedroom's prime location at the front of the property also makes the most of the stunning views and benefits from a luxurious en-suite shower room. Four further bedrooms and a family bathroom complete the upstairs.

The expansive grounds surrounding the villa, sweeping lawns, and well-maintained greenery, provide ample space for outdoor activities, or simply a tranquil space for enjoying the impressive surroundings. The lower section features a garden shed and a greenhouse, ideal for gardening enthusiasts or outdoor hobbies. The double garage with electric roller door and electric charging point adds convenience and security to this exceptional property.

With a perfect blend of historic charm, modern comforts, spacious living areas, and captivating views, this villa is a desirable choice for discerning buyers seeking an elegant home in a prestigious area of Perth.

- Prestigious Location
- 0.4 Acres
- Breathtaking Views
- Extensive Mature Garden
- Double Garage
- Electric Car Charging Point



GROSS INTERNAL AREA
 FLOOR 1: 148 m²; FLOOR 2: 147 m²
 TOTAL: 292 m²
 EXCLUDED AREA: GARAGE: 34 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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

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



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