



**Premier
Properties**
Perth



38 Hay Street, Perth, PH1 5HS Offers Over £499,995

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Presented in immaculate condition, this unique family home boasts period and charming features across three floors. On the Ground Floor the welcoming vestibule & hallway lead to the spacious lounge & family room both featuring solid fuel stoves. This is the perfect space for relaxing with family or entertaining. The rear hall leads to the fully fitted kitchen/dining area, utility room & WC. On the First Floor there are two bathrooms and three bedrooms. There is a shower room and two further bedrooms on the second floor.

Warmth is provided via gas central heating and the windows are double glazed throughout.

Garden grounds are located to the front and rear. The driveway provides off street parking. The enclosed private rear garden offers a tranquil space in which to relax. There is also a single garage.

Viewing is highly recommend to appreciate what this property has to offer.

The property is located in a popular area of Perth, close to the North Inch, Bell's Sports Centre and within easy walking distance of the City Centre. Perth offers a wide range of businesses, shopping and leisure amenities including the Theatre, Concert Hall and Cinema along with the bus and railway stations. Access to the outer ring motorway network is just a short drive away at Broxden, where there is a Park and Ride service, providing easy commuting to all major cities and airports in the Central Belt and North.

Perth is served by a number of primary and secondary schools, and there are also several independent schools in and around the city with less than a 30 minute drive away.

- 5 Bedrooms
- 3 Bathrooms
- Close To All Local Amenities
- Double Glazing
- Driveway
- Gas Central Heating
- Off Street Parking
- Period & Charming Features
- Private Garden





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FLOOR 1 191.3 sq.m. (1,090 sq.ft.) GROSS INTERNAL AREA FLOOR 2 86.8 sq.m. (934 sq.ft.) FLOOR 3 51.8 sq.m. (558 sq.ft.)
 TOTAL : 239.8 sq.m. (2,581 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		79	(81-91) B
(81-91) B			(69-80) C
(69-80) C			(55-68) D
(55-68) D	56		(38-54) E
(38-54) E			(21-38) F
(21-38) F			(1-20) G
(1-20) G			Not environmentally friendly - higher CO ₂ emissions



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