



**Premier  
Properties**  
Perth



## Graybank House Graybank Road, Perth, PH2 0LW Offers Over £740,000

 6  3  3  D

Graybank House boasts stunning traditional features throughout and is spread across two levels. The ground floor welcomes you with a spacious entrance vestibule and hall, a formal living room featuring a bay window with views of the garden, and an additional large living room with a cosy log-burning stove. There is also a formal dining room, a W.C and a generously sized kitchen offering ample space for informal dining, with double doors leading to the rear garden. A utility room provides convenient access to the garage.

To the upper level and accessed from a sizable landing there is the principal bedroom with french doors opening out to a balcony over looking the stunning views, with dressing room and en suite shower room. Office/bedroom, family bathroom, four further bedrooms and a shower room.

Underfloor heating is installed throughout most of the accommodation.

Externally, Graybank House is set on a substantial plot, offering both privacy and stunning views over Perth. The garden is predominantly laid to lawn, with a charming patio area ideal for relaxation during the summer months. Included in the sale is a 6-person hot tub, perfect for unwinding. Off-street parking is available via a spacious driveway, accessible through electric gates. The double integral garage offers space for two cars and comes with the added convenience of a 22kW EV car charger.

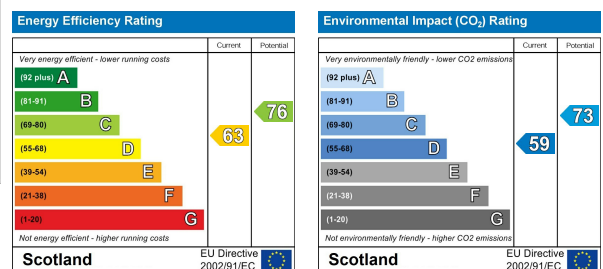
Included in the sale- AGA 4 oven stove, washing machine, tumble dryer, dishwasher and fridge freezer.

Given the rarity of this property coming to market, early viewing is strongly recommended.

- 6 Bedrooms
- 3 Public Rooms
- Charming Features
- Double Garage
- Large Driveway
- Private Garden







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