



**Premier  
Properties**  
Perth



## 9 Balformo Road, Perth, PH2 6QX Offers Over £699,950

 6  2  3  D

A beautifully welcoming entrance hall sets the tone for the exceptional standard found throughout this impressive home. It leads into a spacious living room featuring a charming bay window and an elegant fireplace. An additional reception room provides the perfect retreat for relaxation, while the dedicated dining room and a modern kitchen/diner—complete with integrated appliances—offer superb space for family living and entertaining. A separate utility room adds to the home's practicality.

Upstairs, the first floor boasts five generously sized bedrooms, a stylish family bathroom, and a separate shower room. The second floor completes the accommodation with a versatile sixth bedroom, ideal for guests, a home office, or a creative studio.

Externally, the property is set within stunning, landscaped garden grounds, predominantly laid to lawn, offering a high degree of privacy and extending to approximately half an acre. Accessed via two elegant stone-pillared entrances, the sweeping in-and-out driveway adds a grand sense of arrival while providing ample parking.

Further enhancing the property's appeal is a formal coach house and stable block, presenting exciting potential for conversion, subject to the necessary consents. A charming summer house and stone built outbuilding complete the exceptional outdoor offering.

Schedule a viewing today to fully appreciate the exceptional quality and undeniable charm of this remarkable property.

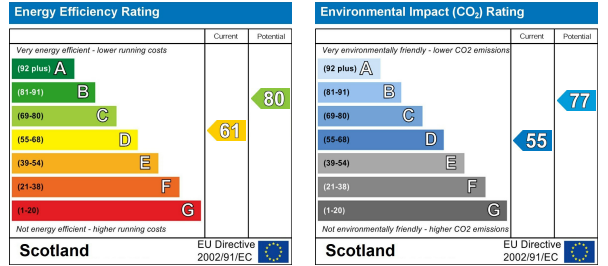
- 6 Bedrooms
- Attractive Views
- Charming Features
- Close To Local Amenities
- Driveway
- Double Glazing
- Sought After Location







TOTAL: 3348 sq. ft, 311 m<sup>2</sup>  
FLOOR 1: 1639 sq. ft, 152 m<sup>2</sup>, FLOOR 2: 1506 sq. ft, 140 m<sup>2</sup>, FLOOR 3: 203 sq. ft, 19 m<sup>2</sup>  
EXCLUDED AREAS: FIREPLACE: 32 sq. ft, 3 m<sup>2</sup>, LOW CEILING: 45 sq. ft, 4 m<sup>2</sup>  
All Measurements Are Calculated By Cubicasa Technology - Deemed Highly Reliable But Not Guaranteed. Visit Our Website - <https://www.filmworx.co.uk>



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