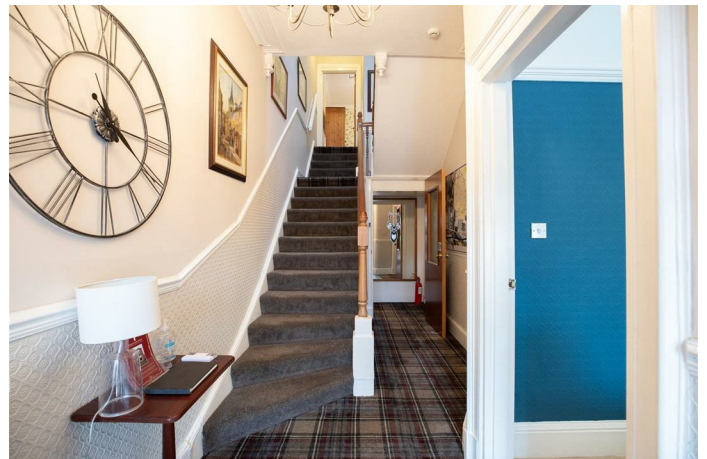


Simple Approach



**4 Arisaig Guest House Pitcullen Crescent, Perth
Perthshire PH2 7HT**

Offers over £359,950

4 Arisaig Guest House Pitcullen Crescent, Perth, Perthshire PH2 7HT

Simple Approach are pleased to welcome this eight bedroom semi detached house on Pitcullen Crescent to the Perthshire market. This beautifully presented and well decorated late Victorian house offers great character and charm with stunning original features such as high ceilings and decorative cornices combined with its sought-after modern features such as gas central heating, double glazing and a large private driveway. This remarkable home is ideally placed to take advantage of amenities found just a short walk away from the peaceful village of Scone and Perth City Centre. Pitcullen Crescent offers ample living space spread over two floors, on the ground floor the property enjoys a large front facing sitting room with stunning bay windows allowing plentiful natural light to flood the room, a spacious dining room, a stylish lounge, a sizable kitchen, a useful utility room and a ground floor bedroom with ensuite shower room. Across the first floor seven further bedrooms can be found three of which have ensuite shower rooms and a further family bathroom completes this stunning family home. Externally the property is set on a beautiful plot of land with a lovely well maintained garden to the rear of the property. Viewing is absolutely essential to appreciate the overall size, excellent finishes and wonderful location on offer.

Lounge

13'9" x 14'9" (4.21 x 4.52)

Bedroom 1

7'11" x 11'11" (2.43 x 3.64)

Ensuite

6'3" x 4'2" (1.93 x 1.29)

Bedroom 2

12'1" x 12'4" (3.69 x 3.77)

Ensuite

8'0" x 4'5" (2.45 x 1.35)

Diningroom

12'2" x 12'4" (3.71 x 3.77)

Laundry room

8'2" x 4'1" (2.50 x 1.25)

Bedroom 4

18'4" x 11'10" (5.60 x 3.62)

Ensuite

4'4" x 7'6" (1.33 x 2.31)

Bedroom 3

12'5" x 11'10" (3.81 x 3.63)

Ensuite

7'6" x 4'3" (2.31 x 1.32)

Bedroom 5

10'2" x 6'10" (3.10 x 2.10)

Ensuite

5'9" x 3'4" (1.76 x 1.04)

Kitchen

13'8" x 12'0" (4.18 x 3.67)

Private lounge

24'2" x 14'1" (7.39 x 4.31)

Bedroom

12'11" x 10'6" (3.96 x 3.21)

Bedroom

7'8" x 13'6" (2.36 x 4.12)

Bathroom

6'11" x 6'4" (2.12 x 1.94)

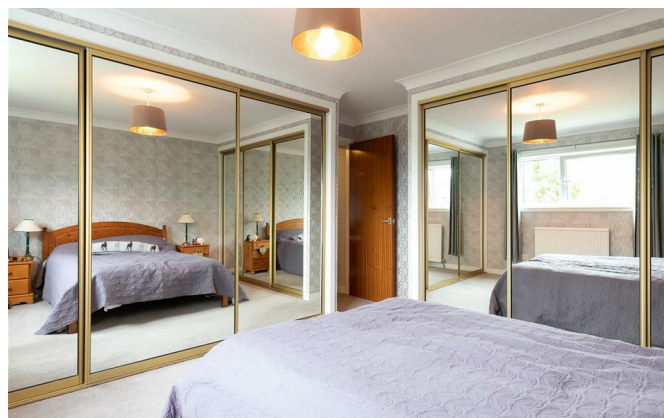
Bedroom/ Office

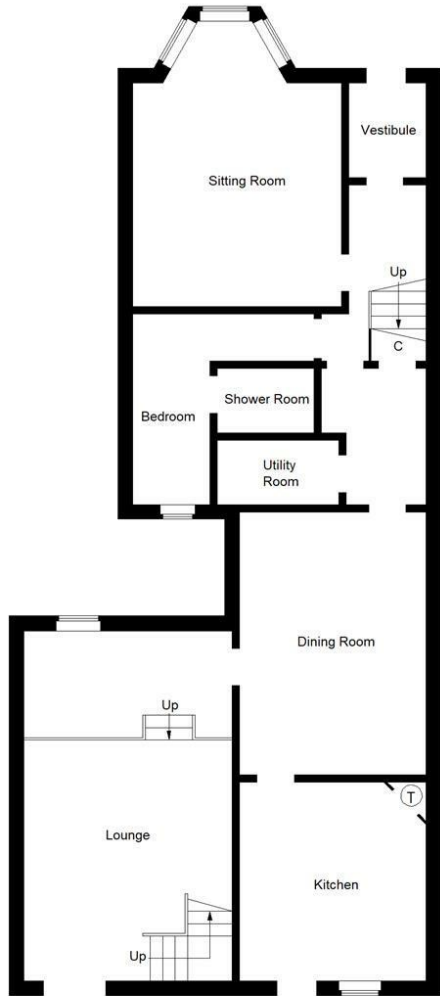
8'10" x 10'4" (2.71 x 3.16)



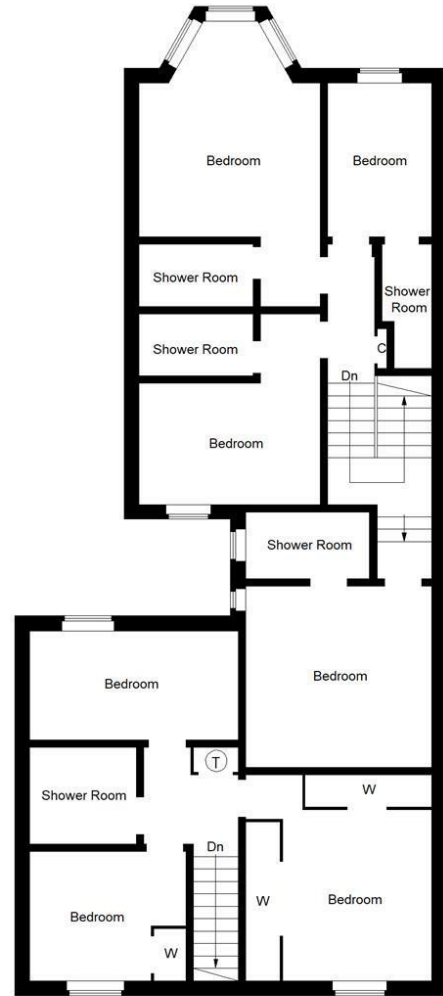


- Beautiful Semi-Detached Period House
- Front Facing Sitting Room
- Gas Central Heating & Double Glazing
- Stylish Décor Throughout
- Eight Sizable Bedrooms (5 En-Suites)
- Bright & Spacious Lounge
- Well Maintained Rear Garden
- Generous Living Space
- Highly Desirable Location
- Large Driveway





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		76
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC