

Simple Approach



Estate Agents



**4 Hamilton Gardens, Perth
PH2 0SX**

Offers over £337,950

4 Hamilton Gardens, Perth, PH2 0SX

Located within the desirable and tranquil setting of Hamilton Gardens, this stunning maisonette flat offers a rare blend of contemporary elegance and generous living space. Boasting an exceptionally bright and airy interior, the property is enhanced by large, expansive windows that flood each room with natural light and frame picturesque views of the surrounding greenery and skyline.

This beautifully presented two-bedroom property is thoughtfully designed over two levels, creating a seamless sense of space and comfort. The living area is both inviting and stylish, while the good sized kitchen is well-appointed with great space and ample storage. Both bedrooms are generously sized, with the principal room offering a chic ensuite shower room, a further stylish bathroom completes the interior.

With high-quality fixtures and finishes throughout, this apartment is the perfect blend of style and functionality. Its prime location offers easy access to Perth city centre, local parks, and excellent transport links, making it ideal for professionals, downsizers, or those seeking a refined home in a prestigious development.

Lounge

13'7" x 26'10" (4.15 x 8.18)

7'5" x 5'8" (2.28 x 1.73)

Kitchen

10'1" x 15'3" (3.09 x 4.65)

Upstairs Landing Area

5'11" x 14'2" (1.82 x 4.33)

Master Bedroom

16'2" x 14'10" (4.94 x 4.54)

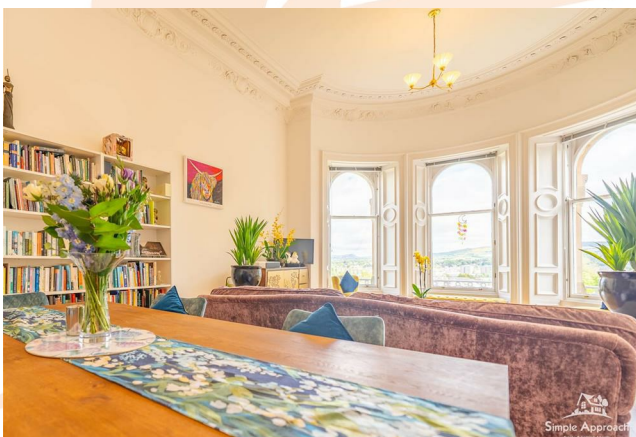
En-suite Shower Room

5'6" x 5'4" (1.70 x 1.63)

Bedroom Two

14'7" x 10'8" (4.47 x 3.26)

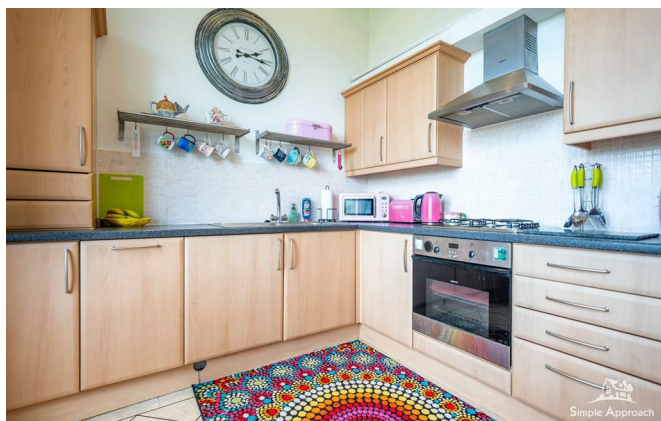
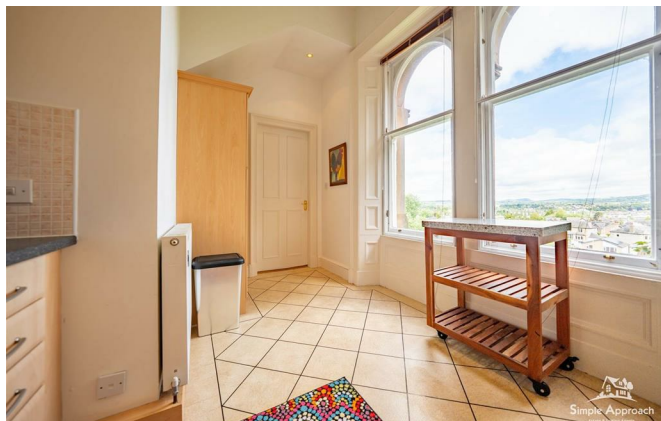
Family Bathroom

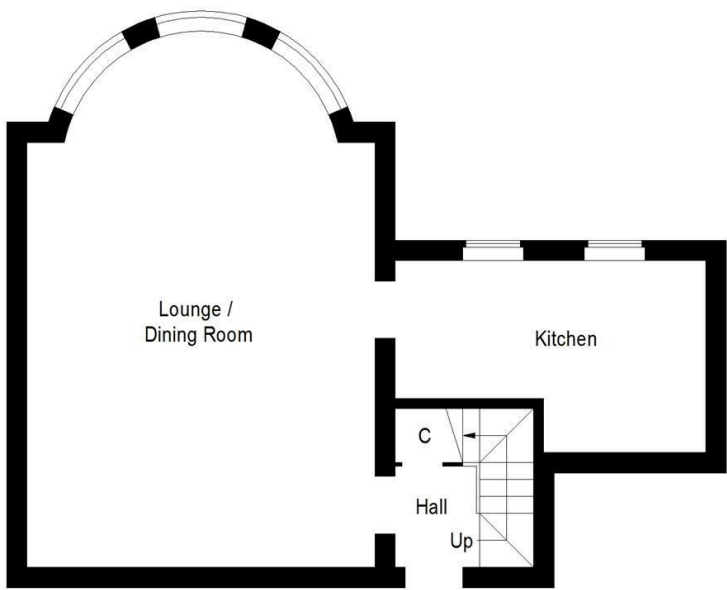


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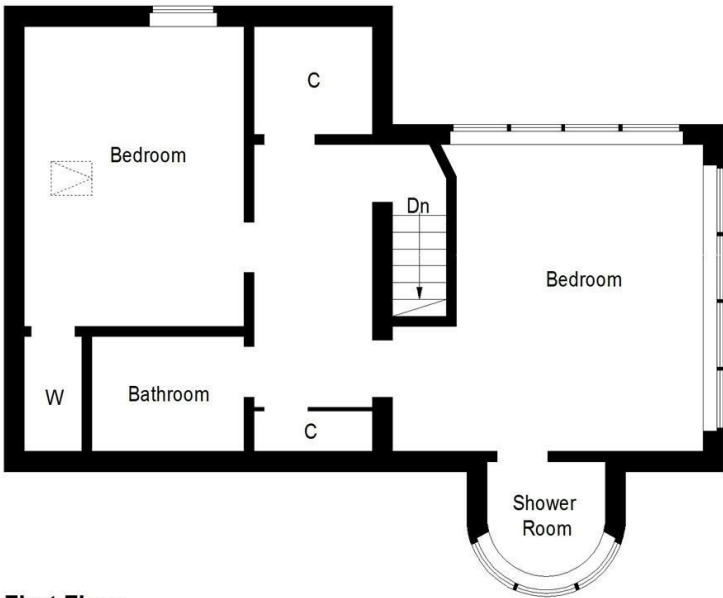


- Impressive Maisonette Flat
- Bright & Spacious Throughout
- Two Generous Bedrooms With A Master Ensuite
- Picturesque Views
- Stunning Garden Grounds
- Allocated Parking
- Gas Central Heating & Double Glazing
- Peaceful, Well-Maintained Development

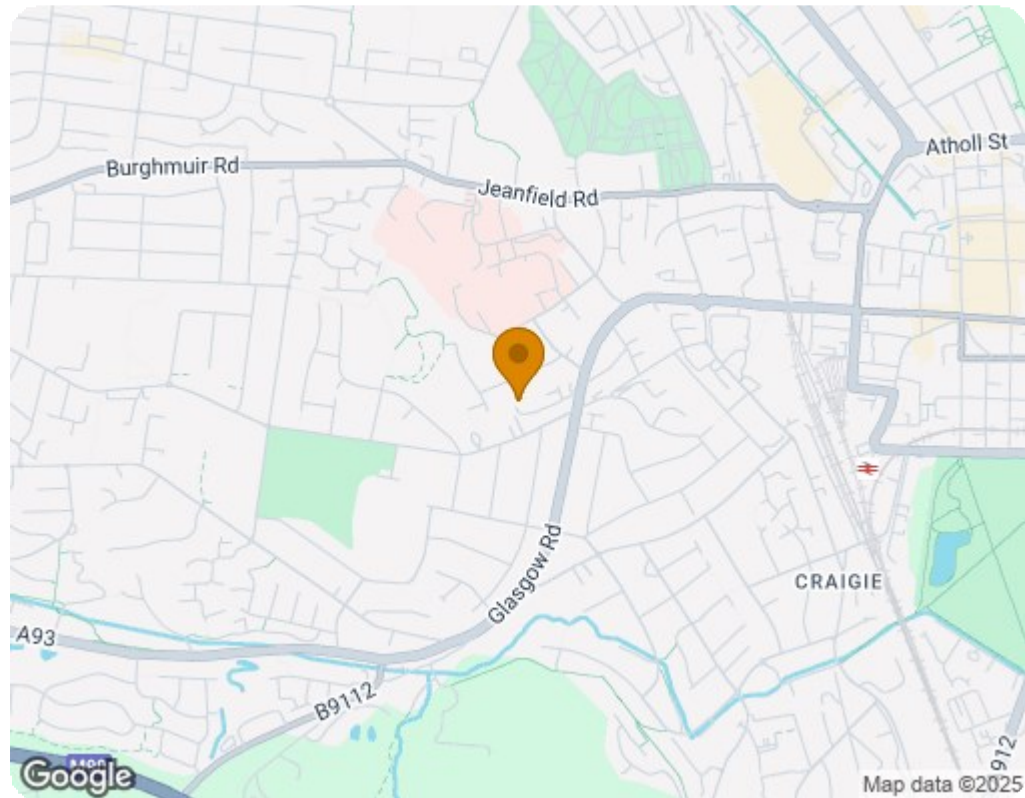




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	77
(55-68) D		
(39-54) 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	73	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		