

Simple Approach



6 Wilson Street, Perth
PH2 0EX

Offers over £398,950

This beautifully presented semi-detached villa on the ever-popular Wilson Street effortlessly combines traditional charm with modern comfort. Retaining original period features – including the original bell system, still intact and in working order – this home exudes character and timeless appeal from the moment you arrive.

The accommodation begins with a welcoming entrance hallway, leading to a bright and spacious front-facing lounge. The heart of the home is the modern fitted kitchen, complete with an island breakfast bar and ample space for family dining, creating a versatile and social space ideal for contemporary living. A downstairs shower room completes the ground floor. Upstairs, the property offers four generous bedrooms, each providing flexible and comfortable accommodation, alongside a stylish family bathroom. Further benefits include gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year.

Outside, this charming home continues to impress with a large, well-maintained private rear garden – perfect for outdoor entertaining, gardening, or family activities – while private off-street parking is available to the front of the property. Blending original period elegance with modern family living, this delightful home offers a rare opportunity to secure a property rich in character in one of Perth's sought-after residential areas. Early viewing is highly recommended.

Lounge

13'3" x 19'5" (4.06 x 5.94)

Kitchen

20'6" x 14'2" (6.26 x 4.32)

Downstairs Shower Room

5'7" x 6'6" (1.72 x 2.00)

Bedroom One

10'8" x 11'5" (3.27 x 3.50)

Bedroom Four

9'9" x 9'4" (2.98 x 2.85)

Bedroom Two

13'0" x 8'2" (3.98 x 2.50)

Bedroom Three

13'3" x 8'8" (4.05 x 2.66)

Bathroom

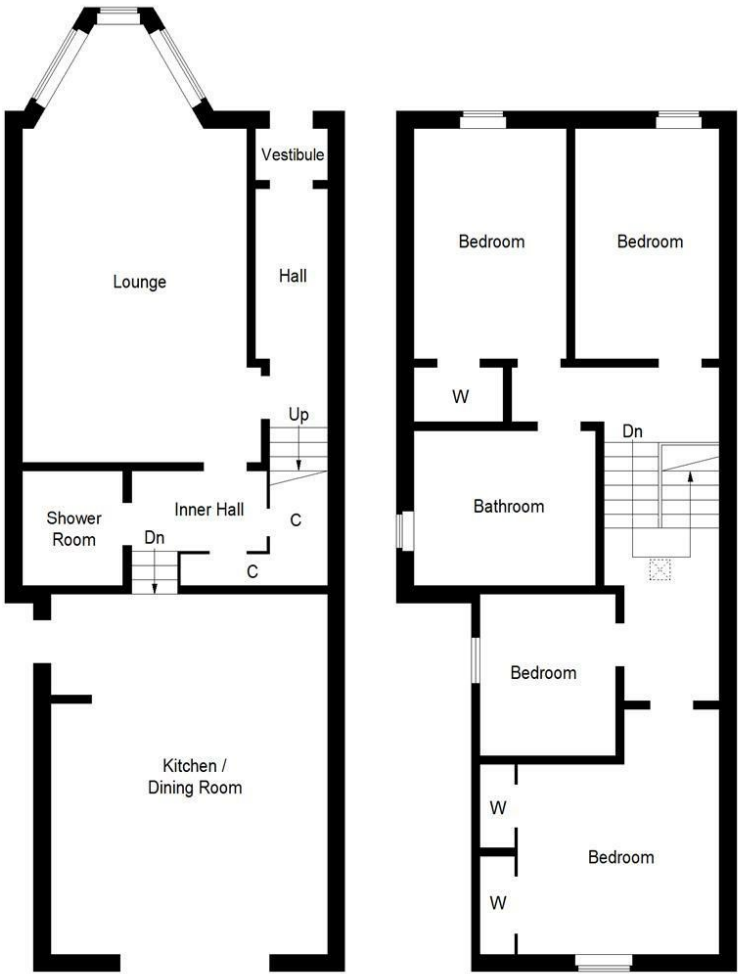
8'10" x 10'4" (2.70 x 3.15)





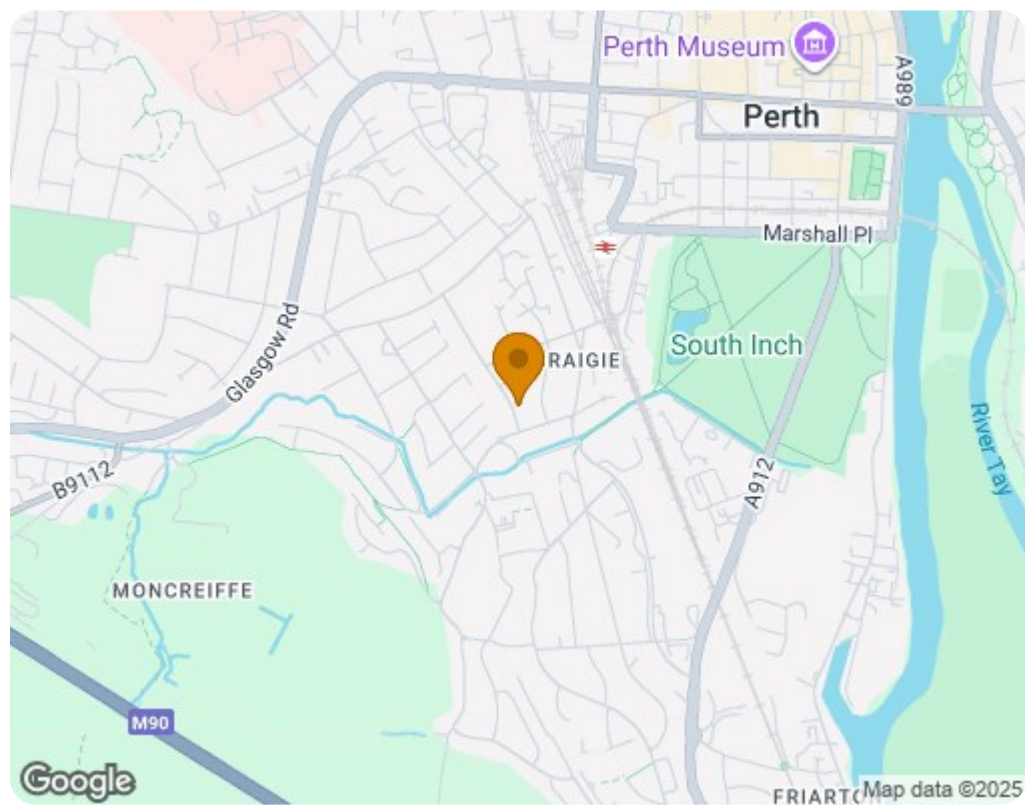
- Beautifully Presented Semi-Detached House
- Modern Fitted Kitchen With Breakfast Island Feature
- Private Parking To The Front
- Old Bell System Still In Tact
- Four Generous Bedrooms
- Spacious Accommodation Throughout
- Well Maintained Private Rear Garden
- Bright Front Facing Lounge
- Gas Central Heating & Double Glazing
- Original, Traditional Features





Ground Floor

First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(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	78	81
(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		