

Simple Approach



Estate Agents



6 Wilson Street, Perth  
PH2 0EX

Offers over £379,950



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 with fully working original fireplace. 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. The property further benefits from under floor heating in the lounge and two bathrooms.

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

13'9" x 19'9" (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

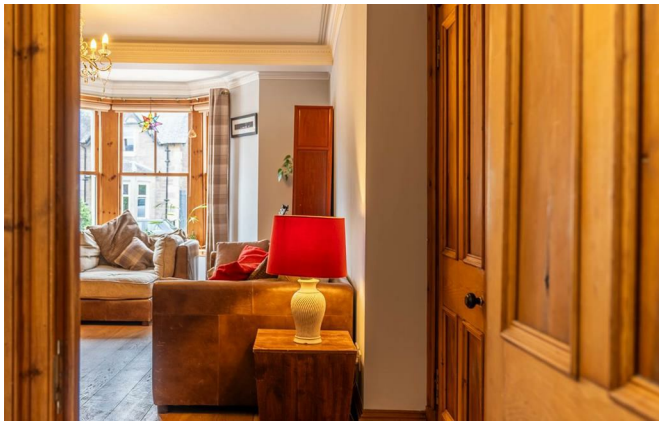
8'10" x 10'4" (2.70 x 3.15)







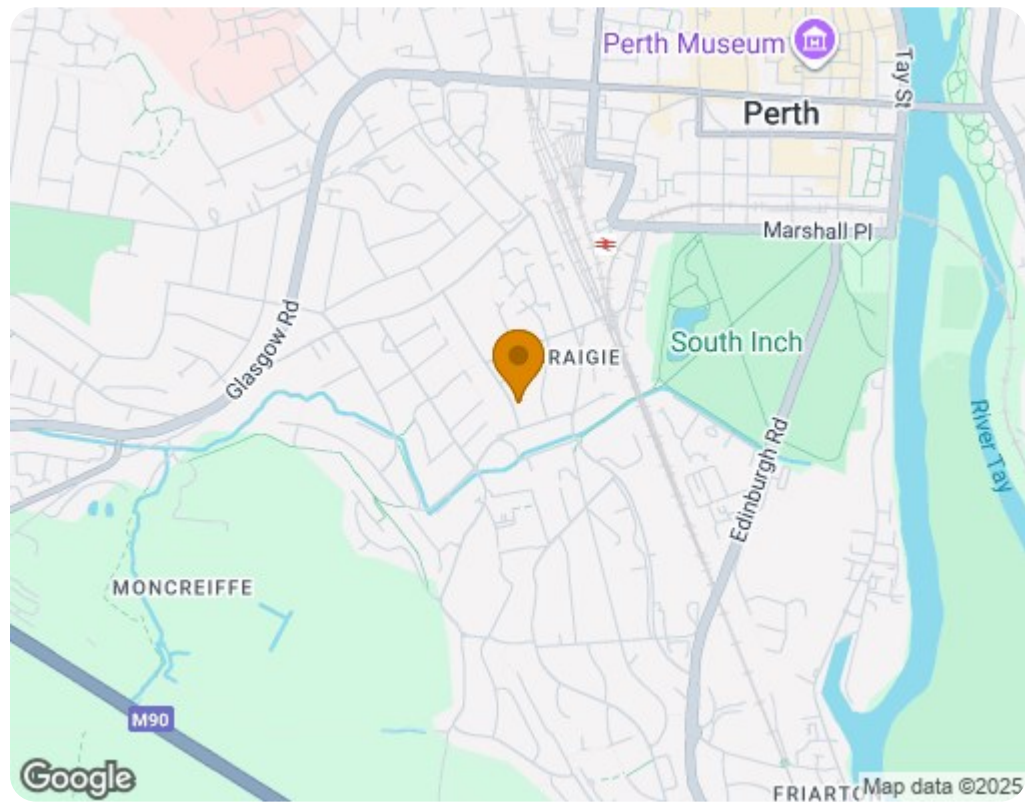
- Beautifully Presented Four Bedroom Semi-Detached House
- Underfloor Heating In The Bathrooms & Lounge
- Well Maintained Private Rear Garden
- Think this might be the property for you? Contact our mortgage team to discuss your options — we have appointments available today!
- Bright Front Facing Lounge
- Gas Central Heating & Double Glazing
- Original, Traditional Features
- Modern Fitted Kitchen With Breakfast Island Feature
- Private Parking To The Front
- Old Bell System Still In Tact and Working Original Fireplace





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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		