

15 COMELYBANK
KINNOULL, PERTH, PH2 7HU



IrvingGeddes
W.S. • Solicitors • Estate Agents

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Irving Geddes are delighted to offer for sale this stunning five bedroom semi-detached period villa located in the highly sought after Kinnoull area of Perth, offering very well presented, spacious and flexible accommodation, a large south-west facing garden & private parking. Enjoying a prime residential setting, within easy walking distance to city centre amenities, and a short 2 minute stroll to the beautiful Gannochy park, with its duck pond, tennis & bowling clubs, excellent Curly playpark and green. A 4 minute walk takes you to Doo'cot Park, the home of Perth Cricket & Archery clubs, with its distinctive listed pavilion. Ideally located for access to Perth, the main roads to Dundee, Edinburgh & Glasgow, and with the newly opened Destiny Bridge, easy access to the A9 & onto Inverness, by-passing the city centre.

The property is set over 2 floors, with the ground floor layout comprising; REAR VESTIBULE, long main HALLWAY with Balterio laminate and under-stairs storage, SHOWER ROOM, rear HALL with walk-in pantry, wood/coal store, and UTILITY ROOM off. To the front there are two large public rooms with bay windows, the DINING ROOM with original floorboards & ornate ceiling frieze, & LOUNGE with Balterio flooring, wood-burning stove & double doors to quality BREAKFASTING KITCHEN with gas range, granite worktops and Fired Earth tiles. A useful FAMILY ROOM is located at the rear. The mid-landing has built-in storage, a superb contemporary FAMILY BATHROOM & a large L-shaped storage area with shelves to rear. The first floor landing provides access to FOUR DOUBLE BEDROOMS & STUDY/BEDROOM FIVE. Warmed by gas central heating and fully double glazed.

The property benefits from two private off-street parking areas of mono-bloc, one with an EV charge-point, a single garage with electric door & three external stores. The fully enclosed garden is notable in size at c.150ft in length. Mainly laid to lawn, the sunny attractive outdoor space has an array of mature planting, large patio area, raised bed, sizeable wooden shed/workshop and log store.

Fully modernised, updated & maintained by the owners, including a new kitchen, bathrooms, heating & re-wiring. A perfect family home offering a most versatile layout, enjoying an enviable setting in one of Perth's most desirable areas. No 15. is beautifully presented in move-in condition, blending the scale and features of a period home with the convenience and style of modern fixtures and finishing.

Energy Performance Rated 'D' **Council Tax** Band 'G'

Video Tour <https://my.matterport.com/show/?m=D8muyhobfLP>

Viewing Strictly by appointment through Irving Geddes - 01764 653771.

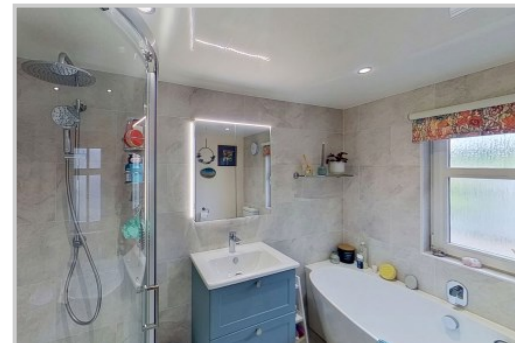




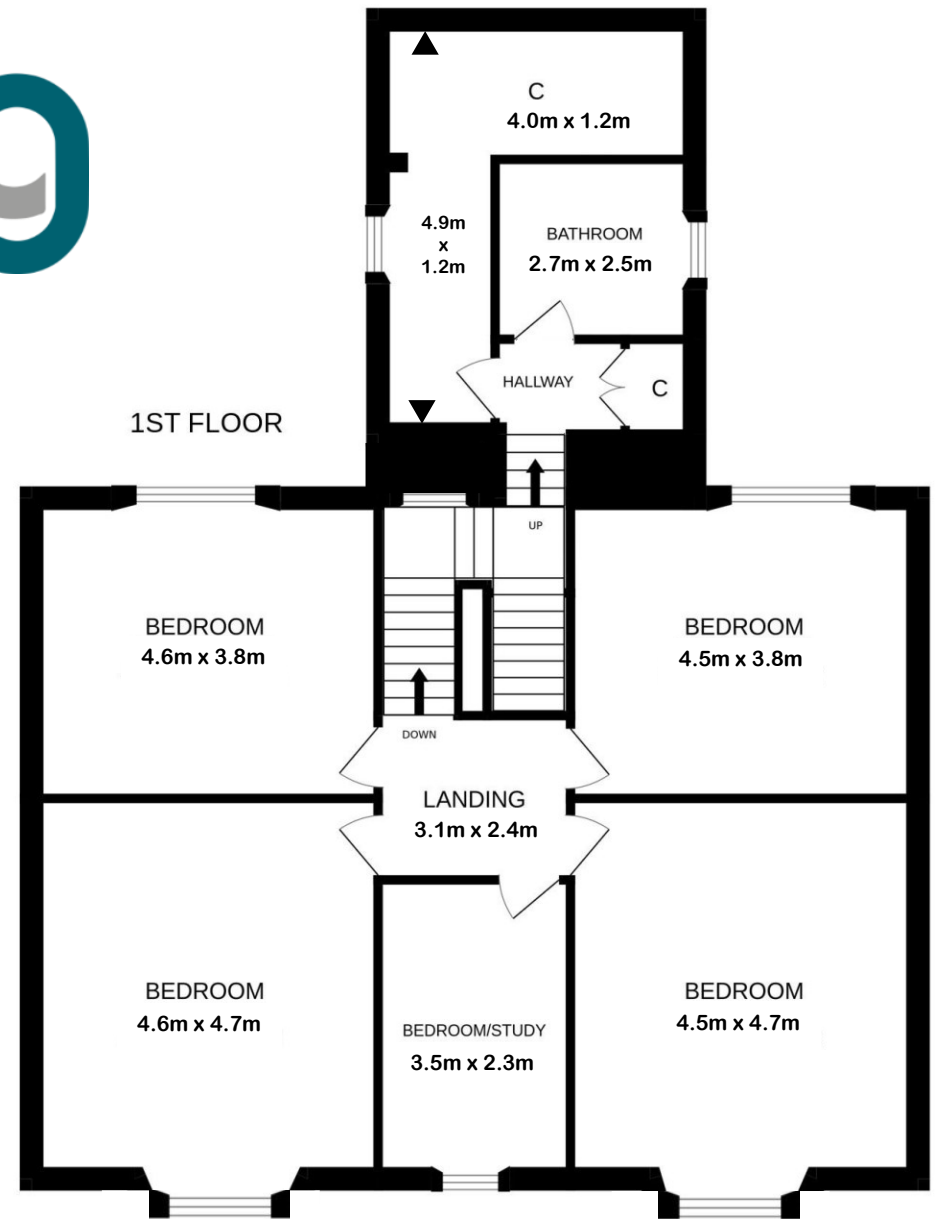
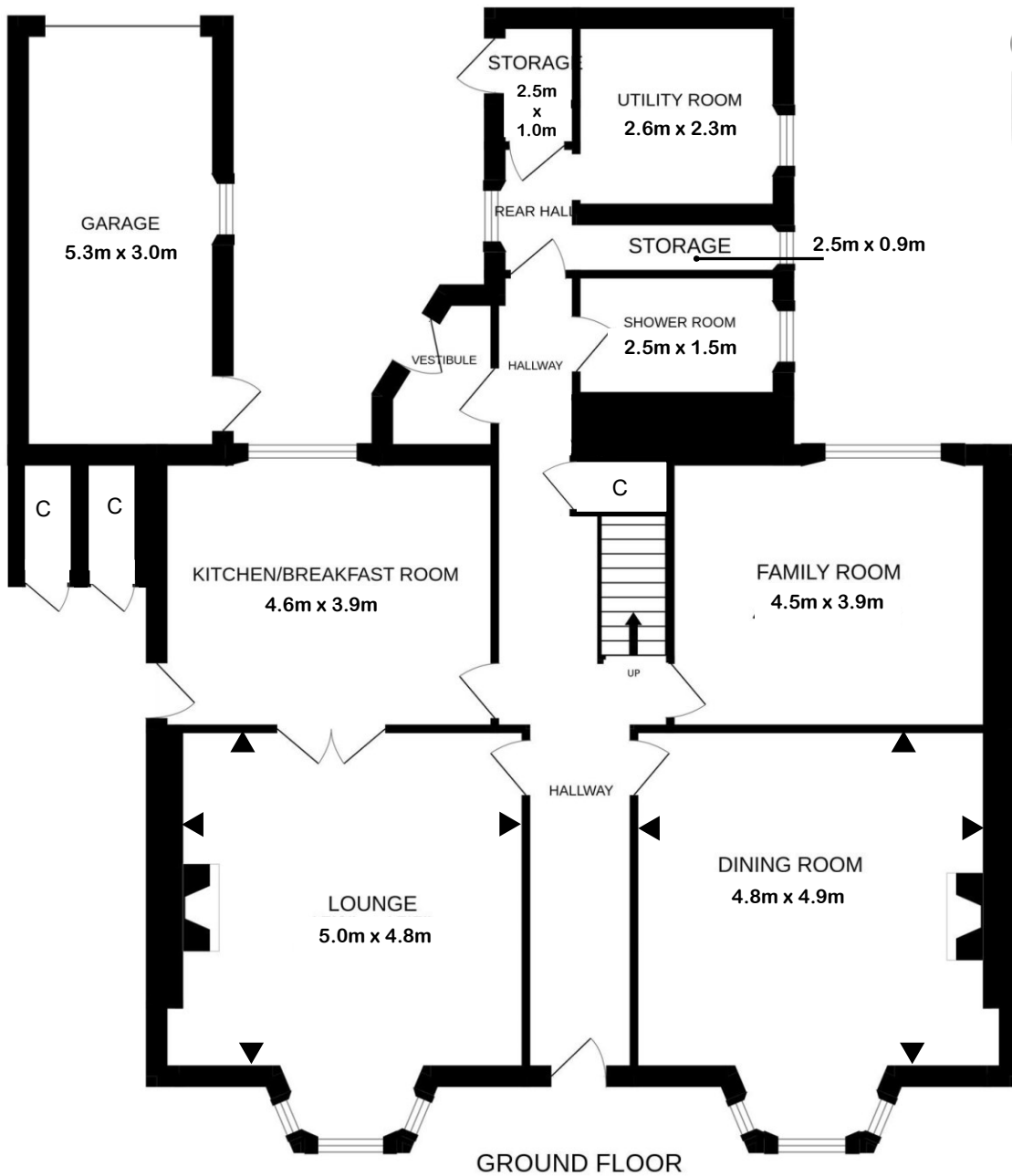












These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.