

Braehead Hatton Road Perth, PH2 7DB



2 6 3 C



Braehead Hatton Road , Perth, PH2 7DB

- Prestigious Hatton Road location
- Six generous double bedrooms
- Nearly 3,000 sq ft of accommodation
- Spacious living and dining room
- Contemporary breakfasting kitchen

- Bright conservatory overlooking the garden
- Ground floor bedroom and bathroom
- Utility room, pantry and boot room
- Detached double garage
- Beautiful mature landscaped gardens

Occupying a substantial plot in one of Perth's most desirable residential addresses, Braehead is an exceptional six-bedroom detached family home offering almost 3,000 sq ft of beautifully presented accommodation, outstanding versatility and wonderfully private mature gardens.

A welcoming reception hall leads to a superb dual-aspect living and dining room centred around a charming wood-burning stove, creating an inviting space for everyday family life and entertaining alike. The contemporary open-plan kitchen and dining area is beautifully designed with an excellent range of units, integrated appliances and ample space for family dining, flowing seamlessly into a stunning conservatory that enjoys panoramic views across the beautifully landscaped gardens. A useful boot room, utility room, pantry and WC add to the practicality of the home, while a generous ground floor bedroom with an adjacent bathroom provides excellent flexibility for guests, multi-generational living or home working. Upstairs, the impressive principal bedroom is a true retreat, complemented by four further generous double bedrooms, a stylish family bathroom and a separate shower room. Externally, the property is equally impressive, featuring expansive lawned gardens, mature trees, colourful planting, productive vegetable beds and a superb, decked seating area. A large driveway and detached double garage provide extensive parking and storage. Braehead offers an outstanding opportunity to acquire a substantial family home in a prestigious and highly sought-after Perth location.





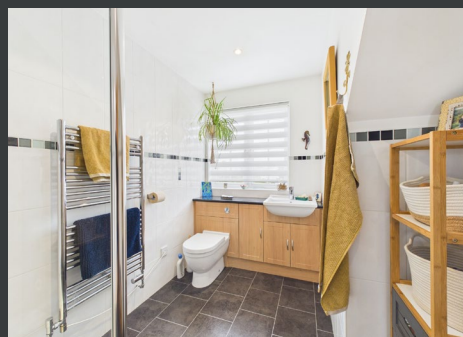
Braehead Hatton Road





Braehead Hatton Road





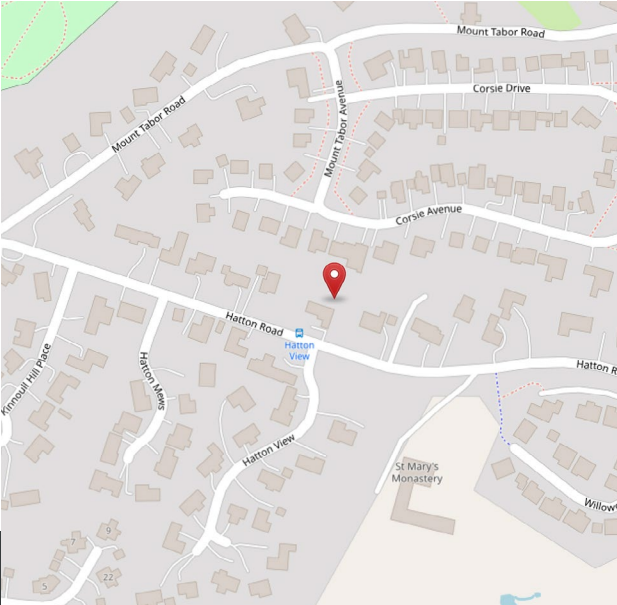
Braehead Hatton Road





LOCATION

Hatton Road is one of Perth's most prestigious residential addresses, renowned for its spacious homes, mature surroundings, peaceful setting and proximity to the picturesque Kinnoull Hill with its many peaceful woodland walks. Despite its tranquil feel, the property is only minutes from Perth city centre, where an excellent range of shops, restaurants, cafés and leisure facilities can be found. Highly regarded local schooling, including both primary and secondary options, is easily accessible, while nearby road links provide convenient connections to Dundee, Edinburgh, Glasgow and Inverness. Surrounded by picturesque countryside, riverside walks and golf courses, the location offers an exceptional balance of privacy, convenience and outdoor lifestyle, making it ideal for families and professionals alike.





Perth Office
Inverlmond Business Centre,
6 Auld Bond Road, Perth, PH1 3FX
Tel: 01738 260035

Blairgowrie Office
5 Allan Street, Blairgowrie PH10 6AB
Tel: 01250 398765

email: hello@wearepossible.co.uk

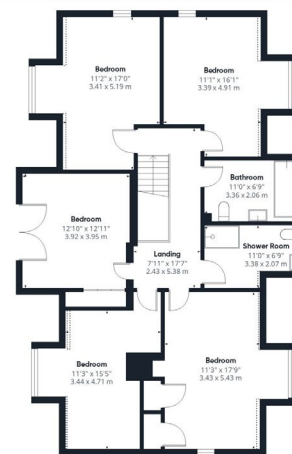


IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

All Measurements are Approximate Measurements are approximate. Not to Scale. For Illustrative purposes only.



Ground floor



Floor 1



Approximate total area¹⁾

2915 ft²
270.6 m²

Reduced headroom

29 ft²
2.7 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360