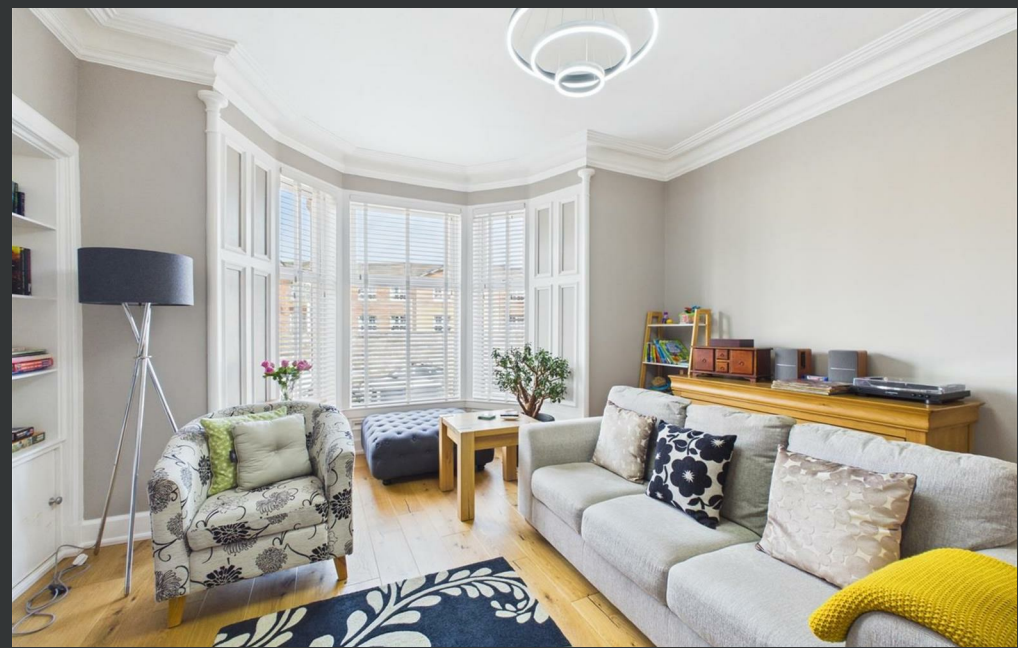
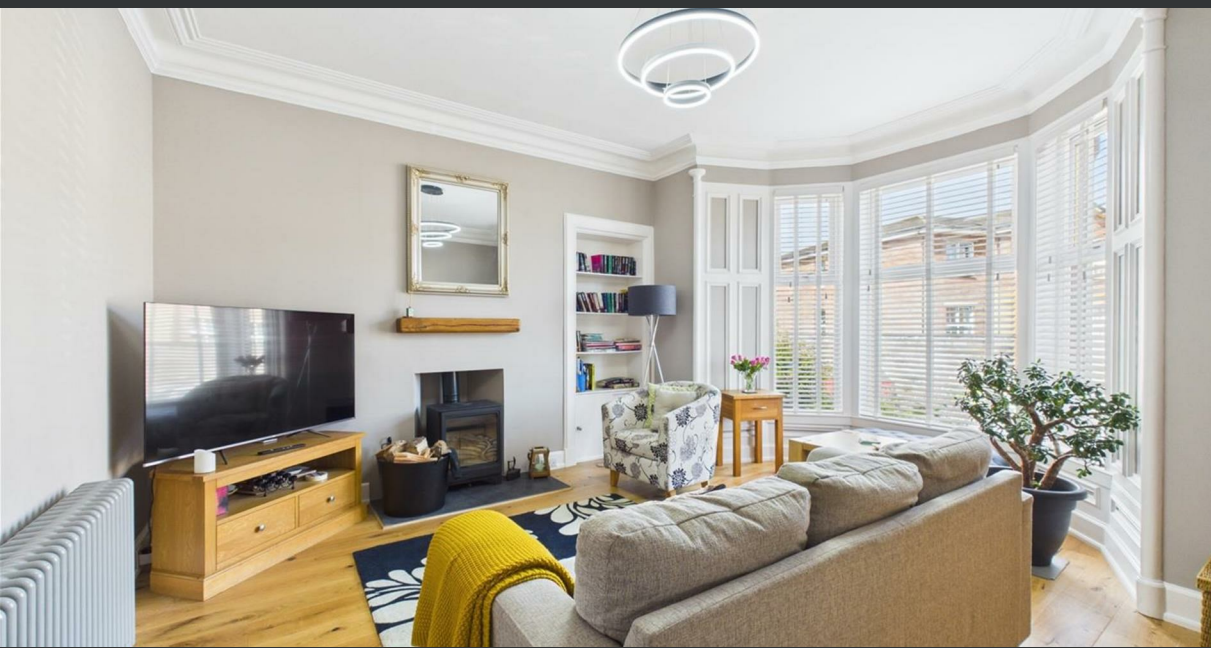




6 Gray Street, Perth, PH2 0JJ
Offers over £295,000



6 Gray Street Perth, PH2 0JJ

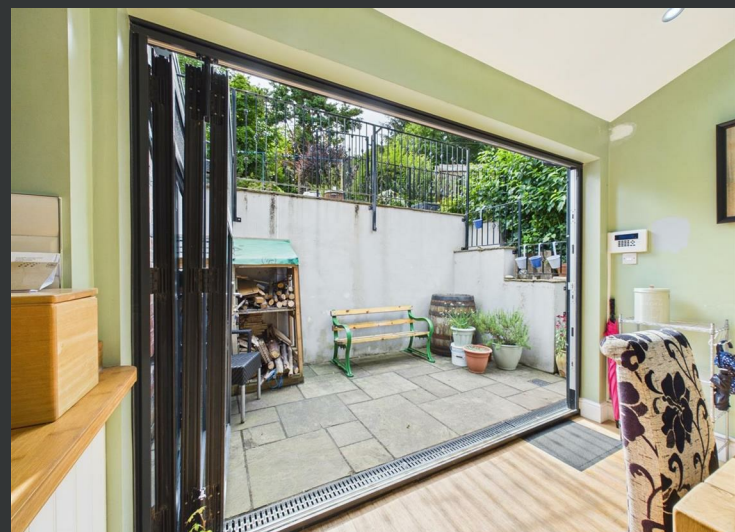
- Traditional red sandstone villa
- Bay-windowed living room
- Stunning open-plan kitchen/diner
- Modern family bathroom
- Detached garden room
- Three bedrooms
- Wood-burning stove
- Bi-fold doors to garden
- Landscaped rear garden
- Sought-after Perth location

A beautiful blend of traditional character and contemporary living, this impressive three-bedroom red sandstone villa has been thoughtfully upgraded to create a stylish family home in one of Perth's most desirable residential locations.

The welcoming entrance hall leads to a stunning bay-windowed living room where original period features, elegant cornicing and a charming wood-burning stove create a warm and inviting atmosphere. To the rear, the heart of the home is the superb open-plan kitchen/dining/family room. Beautifully fitted with shaker-style units, solid wood worktops, Belfast sink, integrated appliances and a central breakfast bar, it provides the perfect setting for everyday family life and entertaining. Large bi-fold doors flood the room with natural light and open directly onto the rear garden. Upstairs, there are three well-proportioned bedrooms, including two generous doubles and a versatile third bedroom ideal as a nursery or home office. A modern family bathroom serves the upper floor. Externally, the property enjoys off-street parking to the front and a wonderfully private, landscaped rear garden with paved seating areas, terraced planting, mature trees and a charming woodland walkway, offering a peaceful outdoor retreat. A detached garden room provides excellent additional storage or workshop space. Beautifully presented throughout and located within walking distance of Perth city centre, excellent schools and local amenities, this outstanding home perfectly combines timeless character with modern family living

Offers over £295,000

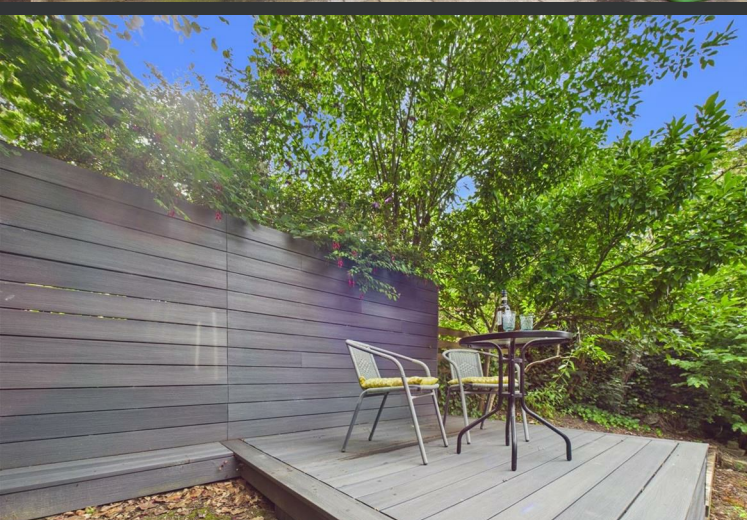
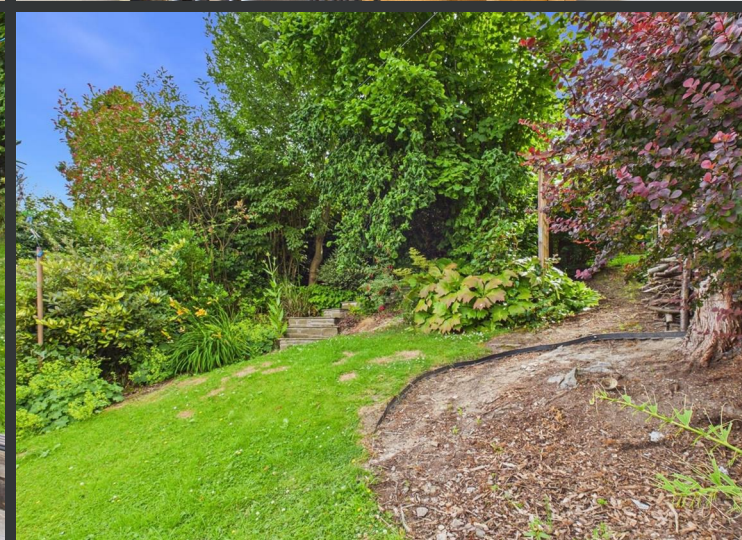
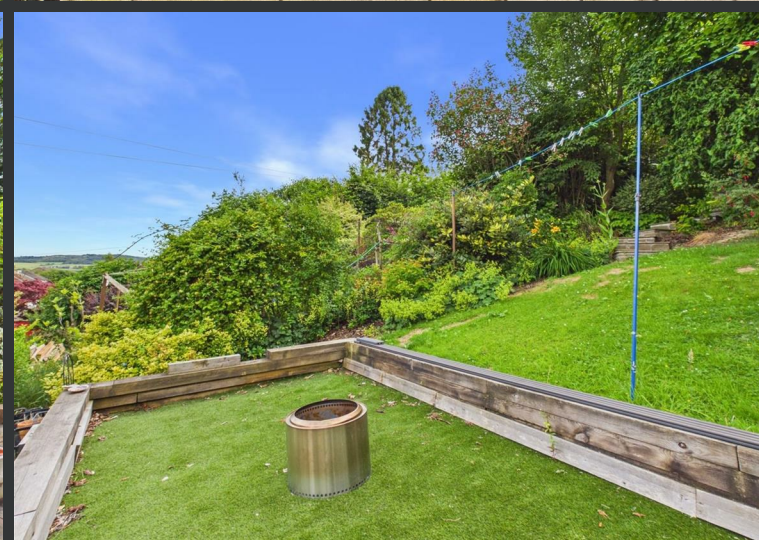
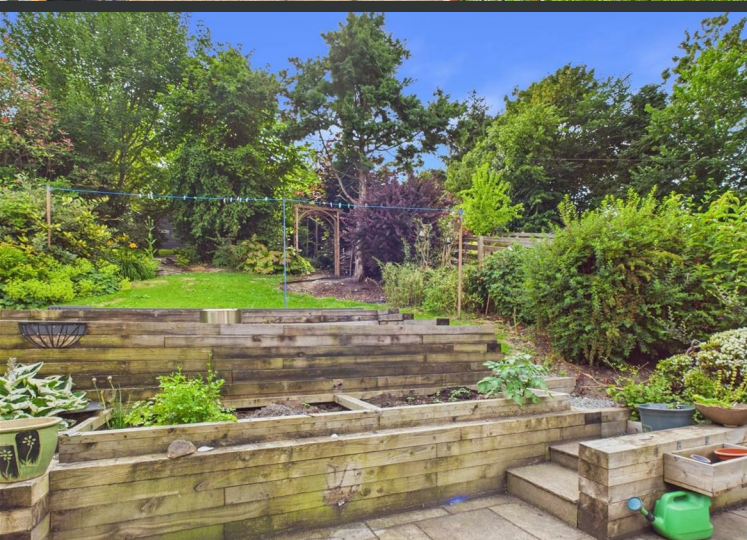


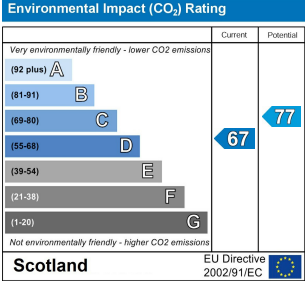
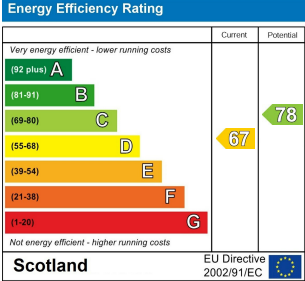
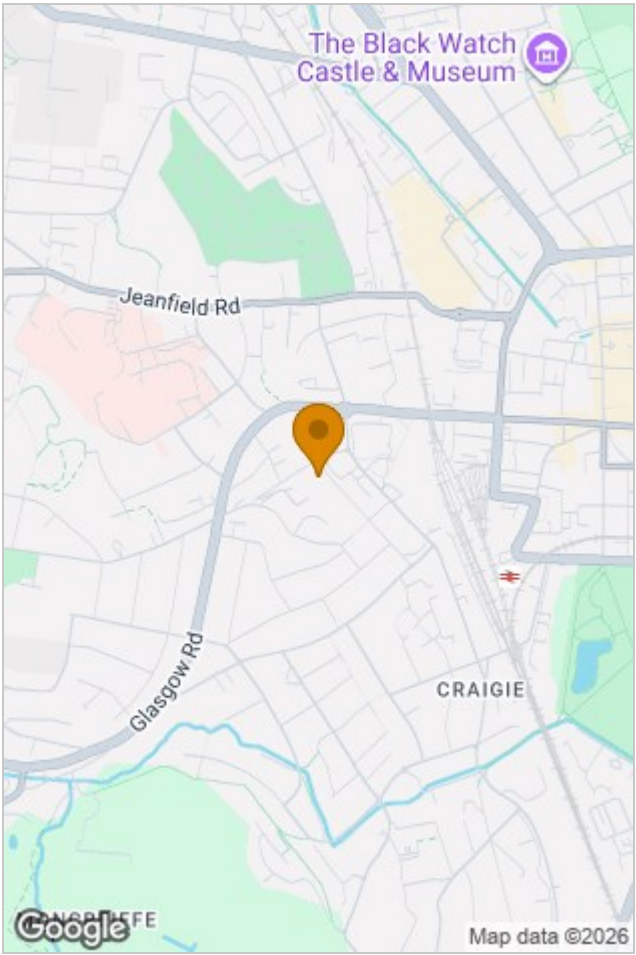
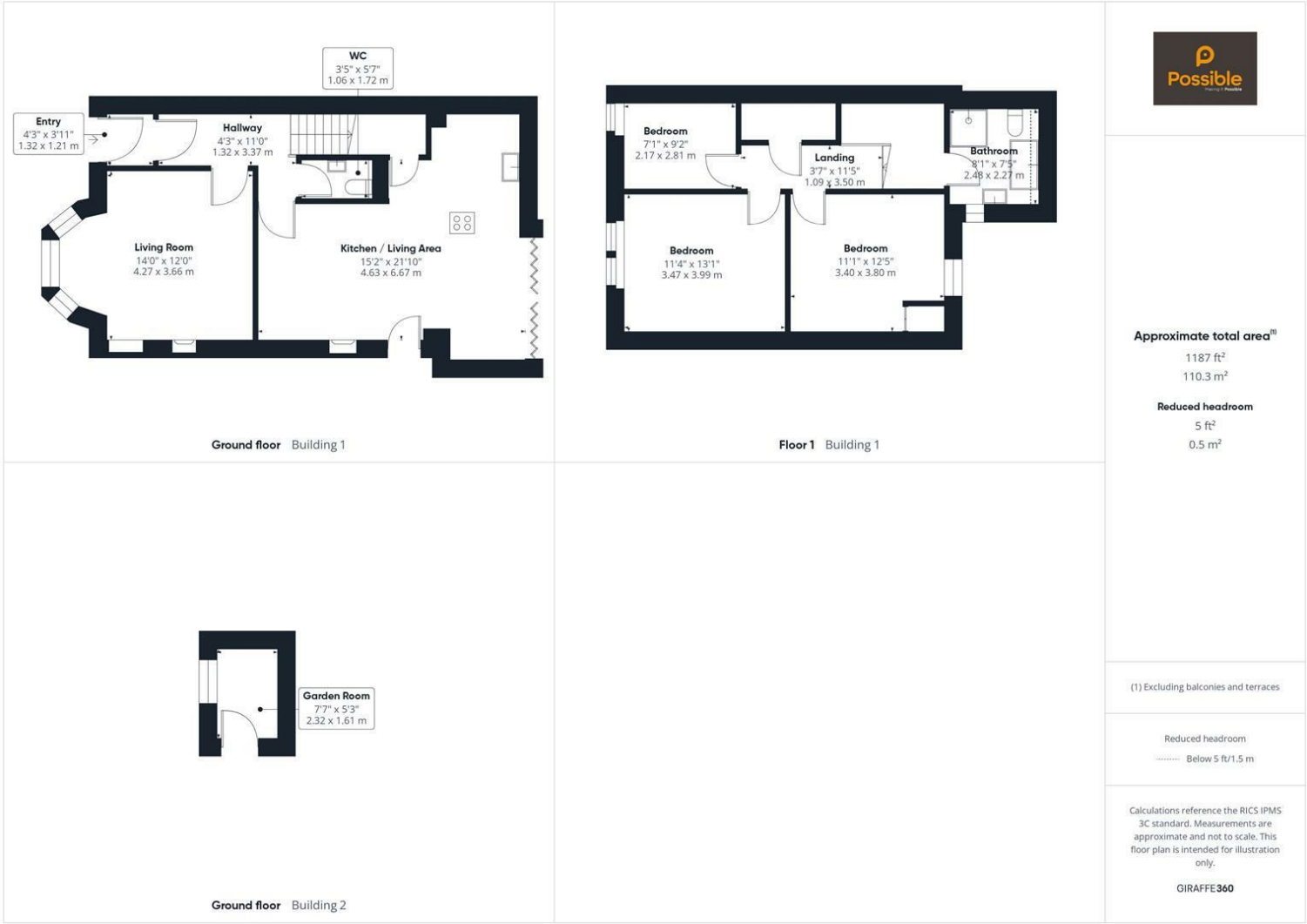


Location

Gray Street is a highly sought-after address within Perth's popular Craigie district, renowned for its attractive period homes and convenient location. The property is within walking distance of Perth city centre, offering an excellent selection of shops, cafés, restaurants, leisure facilities and cultural attractions. Highly regarded primary and secondary schools are nearby, making the area particularly appealing to families. Excellent transport links, including Perth Railway Station and easy access to the A9 and M90, provide convenient commuting to Edinburgh, Glasgow, Dundee and Inverness. Nearby parks, riverside walks and recreational facilities further enhance the area's appeal, combining city convenience with an established residential setting.







Viewing

Please contact our Perth Office on 01738 260 035 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.