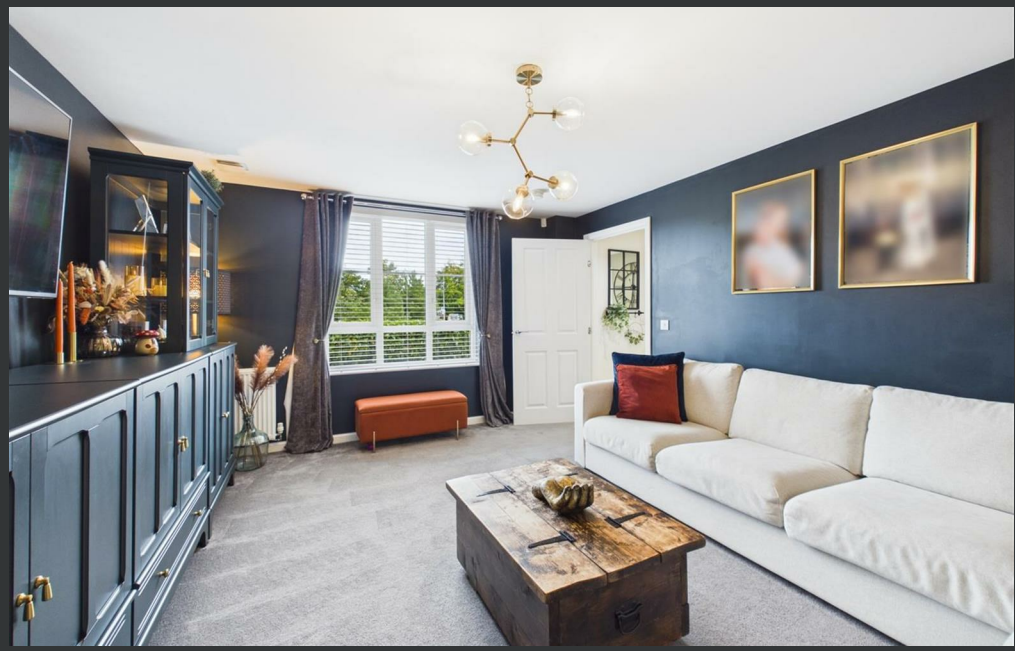


2 Charolais Lane, Perth, PH1 3JH

Offers over £365,000

4 2 1 B






Bread



2 Charolais Lane
Perth, PH1 3JH

Offers over £365,000

- Four generous bedrooms
- Large dining kitchen
- Two upstairs bathrooms
- Additional office
- Driveway and detached garage
- Spacious living room
- French doors to garden
- Ground-floor WC
- Low-maintenance rear garden
- Beautifully presented throughout

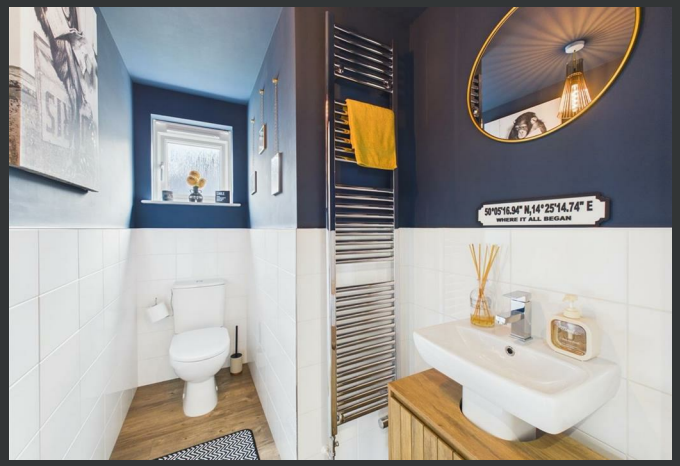
Set within the popular Huntingtower area on the western edge of Perth, 2 Charolais Lane is a most impressive four-bedroom detached home offering generous accommodation, stylish presentation and an excellent family-friendly layout - inlcuding a bright south-to-west-facing rear garden.

The ground floor opens into a welcoming hallway with a useful WC and separate office. A spacious living room provides a comfortable main reception space, finished in bold contemporary tones with plenty of room for larger furnishings. To the rear, the kitchen and dining area forms a superb everyday living space, with sleek modern units, extensive work surfaces and ample room for a full dining table. French doors and additional glazing bring in plenty of natural light while providing a direct connection to the rear garden. A utility room lies adjacent to the kitchen. Upstairs are four well-proportioned bedrooms, giving families plenty of flexibility for sleeping accommodation, guests or home working. The main bedroom is particularly generous and features mirrored wardrobes, while two bathrooms serve the upper floor. Outside, the enclosed rear garden has been designed with easy maintenance in mind, combining artificial lawn, paved seating areas and raised planting. A driveway and detached garage provides valuable additional storage and practical space. A beautifully presented home with excellent proportions and a layout well suited to modern family life.

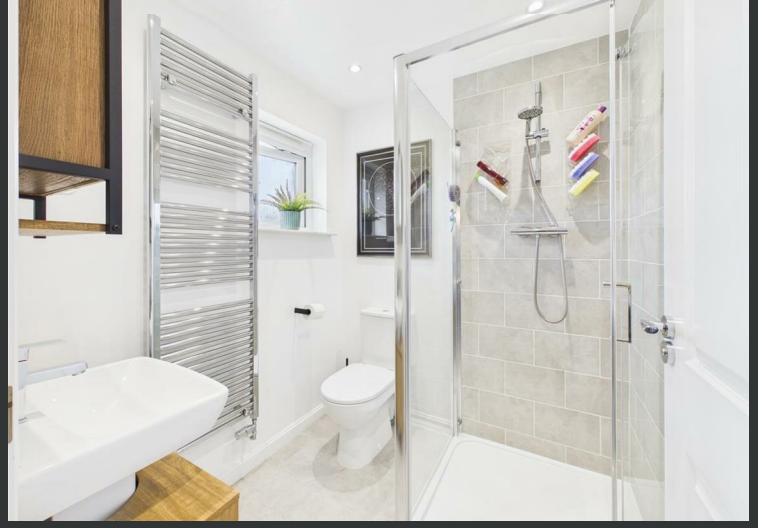








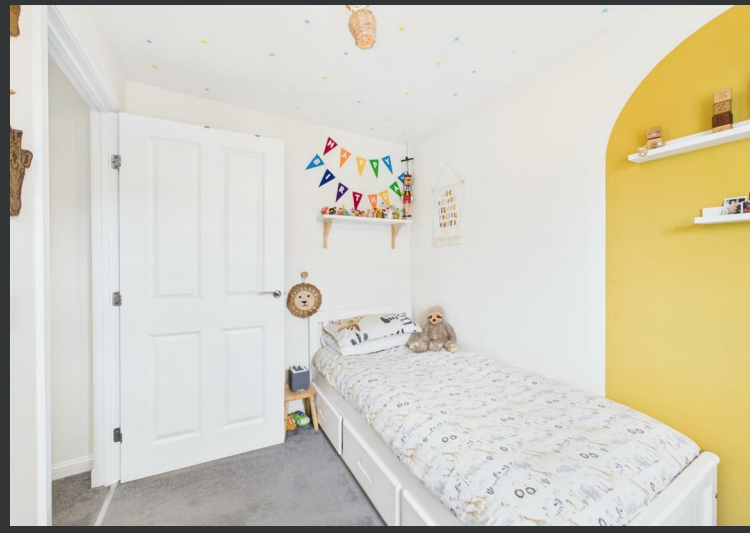








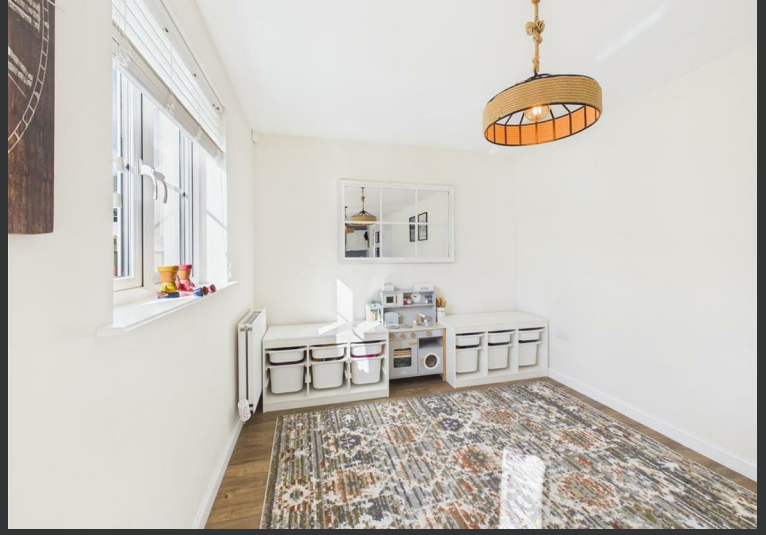




Location

Huntingtower enjoys a convenient position on the western edge of Perth, combining a modern residential setting with easy access to the city and surrounding countryside. Perth offers an extensive range of shopping, leisure and everyday amenities, while retail facilities and supermarkets can also be found nearby. The area is particularly well placed for road connections, with the A9 and A85 providing straightforward links around Perthshire and towards Scotland's wider motorway network. The nearby River Almond and surrounding countryside add to the area's appeal for those looking to enjoy outdoor space while remaining within easy reach of Perth city centre.












Possible

Approximate total area(1)

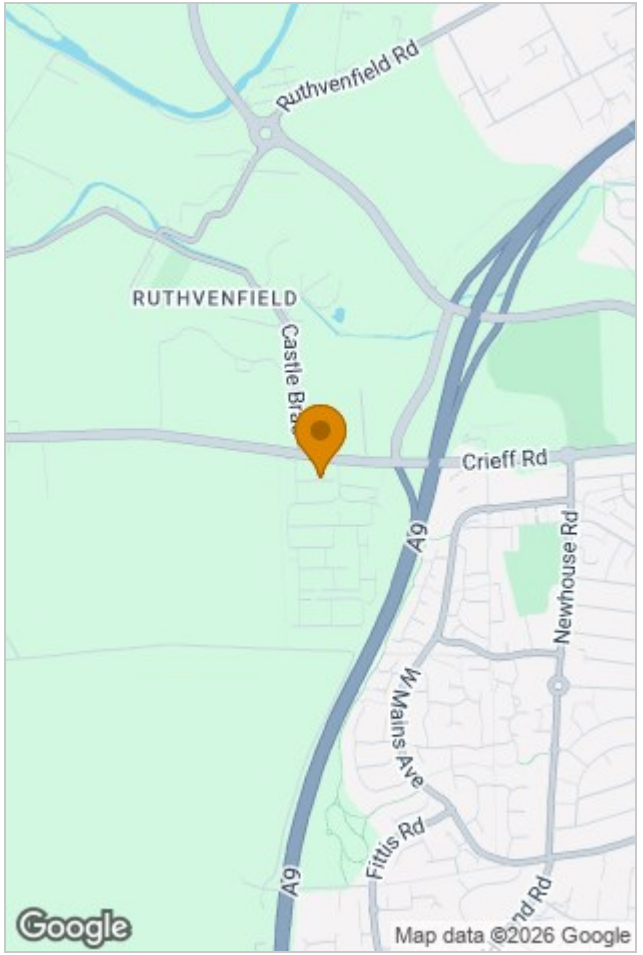
1473 ft²

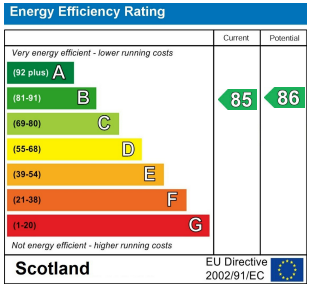
136.9 m²

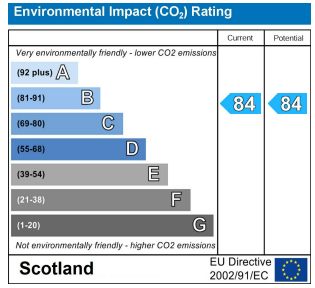
(1) Excluding balconies and terraces

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

GIRAFFE360







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.

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