

Thorntons
The right way to move



3 Wilson Street, Perth, Perth and Kinross, PH2 0EX

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3 Wilson Street

This handsome three-bed semi-detached villa is situated in an enviable position in one of Perth's most sought after residential areas.

The property, which comes in immaculate decorative order, features charming period details and stylish presentation throughout, in addition to private parking and landscaped garden grounds. The prime location allows easy access to local shopping, transport links, and schools, and the bustling city centre with its excellent range of cultural activities and leisure amenities.

This appealing property is set quietly back from the road behind a neat front garden framed by an attractive display of climbing plants. The front door opens into a handy vestibule and then into a welcoming entrance hall. Turning into the living room, the eye is drawn to a magnificent fireplace with a charming log-burning stove fronted by a flagstone hearth and white mantelpiece. This lovely focal point creates a cosy and relaxing ambience, which is enhanced by natural daylight from large windows framed by original wood panels and charming shutters. Timber-effect flooring and tasteful décor bring this generously proportioned room alive, alongside the traditional high ceiling with attractive coving detail. These stylish design elements flow through to the open-plan dining room, which boasts an additional log-burning stove and can be separated from the living space by bi-folding doors. Conveniently neighbouring, the beautifully appointed kitchen features a range of cream cabinets and glazed display units, stylishly complemented by an expanse of beech worktops and co-ordinating metro-style splashbacks. It discreetly houses an integrated cooker and hob, a freestanding fridge, and plumbing for a dishwasher; double doors lead to a sheltered patio in the rear garden and to an adjacent utility room.

Upstairs, illuminated by a skylight, the landing flows to three bright and airy bedrooms, all of which have real wood flooring and display the stylish presentation found throughout this charming property. The two double bedrooms both retain original fireplaces and the master bedroom benefits from built-in storage. Completing the accommodation is a three-piece bathroom with a double-ended bathtub, plus a shower-over-bath, and an attractive backdrop of mosaic-style tiling. Double glazing and gas central heating are found throughout the property.

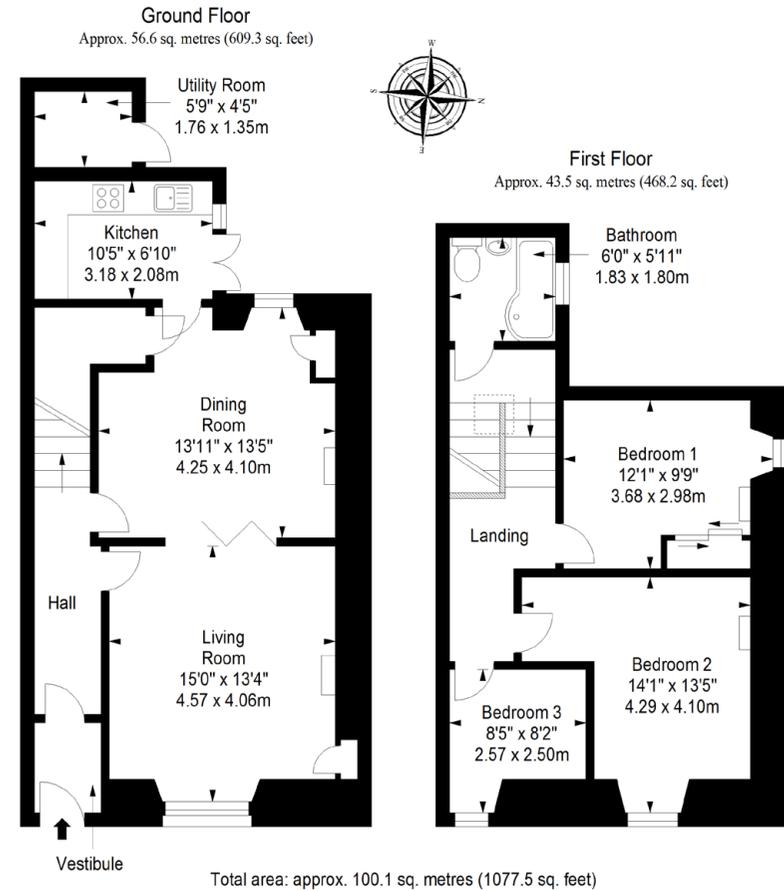
Externally the home benefits from private parking and a multilevel, landscaped rear garden, featuring wonderful lawn and decking areas framed by mature shrubs, trees, and colourful borders – a truly delightful space for family recreation and alfresco dining. EPC Rating - D.

Extras: included in the sale are all fitted floor coverings, light fittings, integrated kitchen appliances.



Features

- Attractive semi-detached villa
- Sought after residential location
- Close to shopping, amenities & schools
- Immaculate & stylish interiors
- Charming period details
- Welcoming vestibule & hall
- Open-plan living & dining room
- Well-appointed kitchen
- Separate utility room
- Three spacious double bedrooms
- Good-sized three-piece bathroom
- Private off-road parking
- Delightful landscaped garden
- GCH & DG



Perth

Positioned on the banks of the River Tay and surrounded by spectacular countryside, Perth is a vibrant hub in central Scotland and is known as the 'Gateway to the Highlands'. The historic county town and former Royal Burgh has long been the commercial and cultural centre of Perthshire; however, it was finally granted city status on 6 July 2016 as part of the Queen's Diamond Jubilee celebrations. Perth attracts tourists all year round, with no shortage of activities to suit every taste: exploring ancient castles and palaces, conquering the surrounding hills and mountains, or sampling first-class food and drink at local restaurants, pubs, and distilleries. Perth is world-famous as the home of Scone Palace – the crowning place of Scotland's kings. The property falls within the catchment area for Craigie Primary School and Perth High School, and there are also several independent schools in and around the city. Perth provides excellent road and rail links for travel across central Scotland and into the Highlands. The M90 allows convenient travel southwards and connections for Edinburgh and Glasgow. Perth station offers frequent services to all major cities in Scotland, as well as a Caledonia Sleeper service to London.

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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.