

Thorntons

The right way to move



26C Marshall Place, Perth, Perth and Kinross, PH2 8AG

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Situated in the sought-after heart of Perth, this three-bedroom duplex apartment is formed over the first and second floors of a handsome B-listed Georgian terraced townhouse.

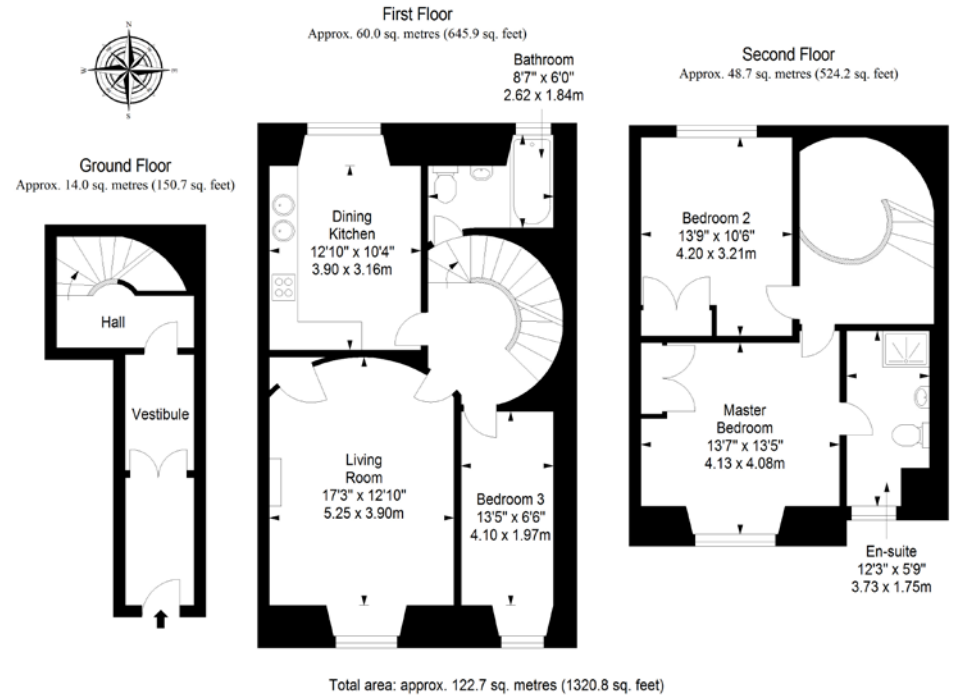
Overlooking the vast parklands of South Inch, the property boasts classic proportions and modern interiors, which retain charming original features. It is an outstanding home in an unrivalled city centre location.

Accessed via a shared vestibule and hall, the apartment's ground-floor front door opens to a hallway with a traditional spiral staircase, which ascends to the first floor landing where the spacious accommodation lays in wait. It is a characterful welcome enhanced by attractive décor. At the front of the property, the generous living room instantly impresses. Here, a south-facing 12-pane sash window yields breath-taking open views, an exquisite feature fireplace frames the room, and the lofty ceiling is highlighted by lavish corning heightening the sense of space. A neat picture rail and display cupboard adds the final touches to the elegant ambience. Next door, the dining kitchen continues to blend modern design with period details for an alluring look. An impressive sash and case window with original working shutters is a key feature of this functional space, which has been beautifully appointed with a range of traditional-style cabinets, ample workspace, and integrated appliances (oven, gas hob, and dishwasher). The varnished wooden floor also offers room for a large dining table for sociable dinner parties. A bright three-piece family bathroom conveniently serves this level. The magnificent spiral staircase curves to the second floor to two very generous double bedrooms, which feature original wooden flooring, airy décor, and fitted wardrobes. The master bedroom has the additional luxury of a bright en-suite shower room. The third bedroom, a large single, is on the first-floor with a south-facing aspect and versatile dimensions for creative use, including an office – ideal for those working from home. Gas central heating ensures year-round warmth.

Externally, the new owner can take full advantage of the south-facing front garden which is filled with a colourful array of mature shrubs, enjoying views over South Inch. Permit parking is available in the area. EPC Rating - D.

Extras: Included in the sale are all fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances. Freestanding kitchen appliances are available by separate negotiation.





Features

- Outstanding duplex apartment
- In a B-listed Georgian townhouse
- Situated in the heart of Perth
- Breath-taking open views
- Classic & airy proportions
- Modern interiors & period features
- Impressive living room
- Spacious dining kitchen
- Master bedroom with en-suite
- Second generous double bedroom
- Versatile single bedroom
- Good-sized family bathroom
- Gas central heating
- South-facing garden
- Permit parking available