



Inglelowe 27 Wilson Street, Perth, PH2 0EX
Offers over £315,000

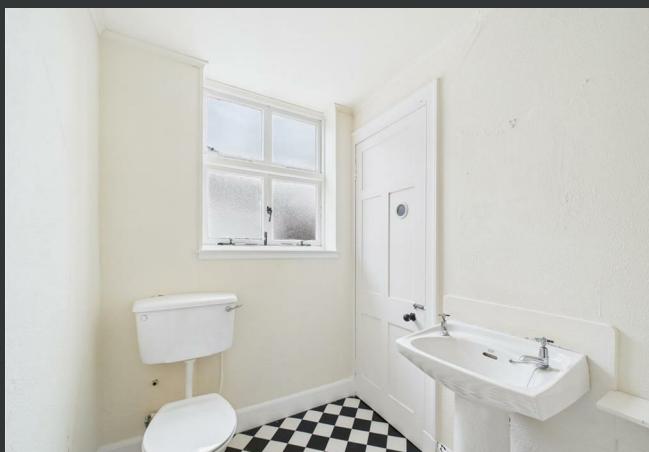
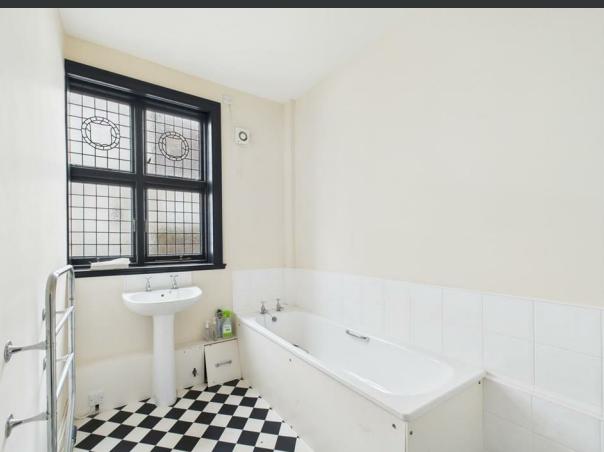




- Substantial family home over two levels
- Multiple reception rooms
- Full of charm & character
- Garage and off-street parking
- Sought-after area
- 4/5 well-proportioned bedrooms
- Kitchen with separate utility room
- Gas central heating
- Private garden grounds
- Would benefit from some modernisation

The former home of revered Scottish poet William Soutar, Inglelowe is a substantial and characterful family home offering generous and versatile accommodation over two levels, set within a well-established residential area of Perth. The property combines traditional features with spacious, practical rooms, making it well suited to family living.

On the ground floor, the layout is flexible and well balanced. There is a bright living room to the front, complemented by a separate sitting room, ideal for use as a snug or additional reception space. A large dining room sits at the heart of the home and connects well with the kitchen, creating a natural hub for everyday living and entertaining. The kitchen itself offers ample worktop and storage space and leads through to a useful utility room. A sunroom provides a pleasant additional space overlooking the garden, while a WC and bathroom complete the ground floor accommodation. Upstairs, the property continues to impress with four well-proportioned bedrooms, all offering good floor space and natural light. A further WC is located on this level, along with a central landing providing access to all rooms. The layout allows flexibility for growing families or those requiring home office space. Externally, the house benefits from private garden grounds, mainly laid to lawn, offering space for outdoor seating and recreation. The driveway and garage provide off-street parking and storage. This is a spacious home with excellent room sizes throughout, offering scope for modernisation while retaining plenty of original character.

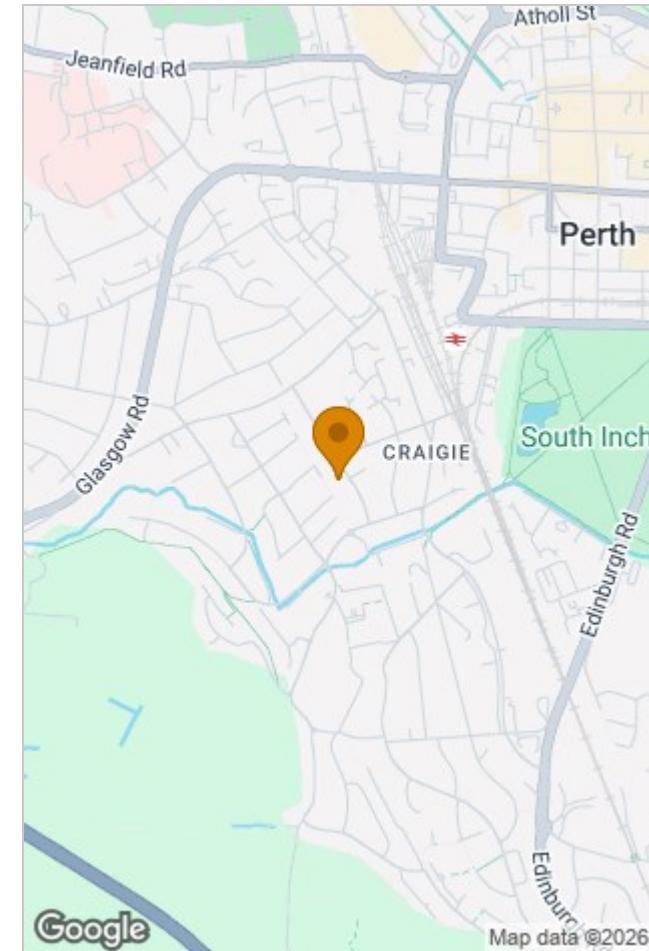




Location

Wilson Street is a well-regarded residential area within easy reach of Perth city centre. The location offers a good balance of quiet surroundings and everyday convenience, with a range of local shops, schools, and leisure facilities nearby. Perth Railway Station and main bus routes are easily accessible, making the area ideal for commuters. The city centre provides a wide selection of cafés, restaurants, and retail outlets, while nearby green spaces and riverside walks offer excellent opportunities for outdoor activities. Wilson Street is well placed for access to major road links, including routes towards Dundee, Stirling, and beyond.





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
		Current	Potential	Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C		72		(69-80) C	
(55-68) D		61		(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC		Scotland	

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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