



26 Balhousie Street, Perth, PH1 5HJ  
Offers over £485,000

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# 26 Balhousie Street Perth, PH1 5HJ

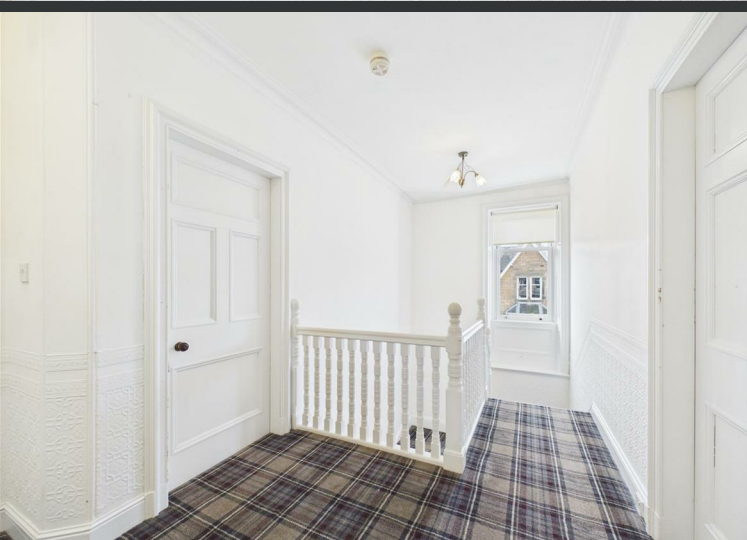
Offers over £485,000

- Impressive traditional stone-built home
- Ground-floor bedroom with en-suite
- Superb dining kitchen with integrated appliances
- Utility/laundry room with additional storage
- Very private rear garden
- Five bedrooms across two floors
- Elegant living room with period fireplace
- New double glazing
- Contemporary family bathroom upstairs
- Detached garage and double driveway

26 Balhousie Street is a most impressive and beautifully modernised period home, offering substantial and flexible accommodation arranged over two floors, complemented by private garden grounds and a detached double garage to the rear. This striking stone-built property successfully blends traditional architectural character with modern upgrades, creating a superb family home in a highly sought-after area of Perth.

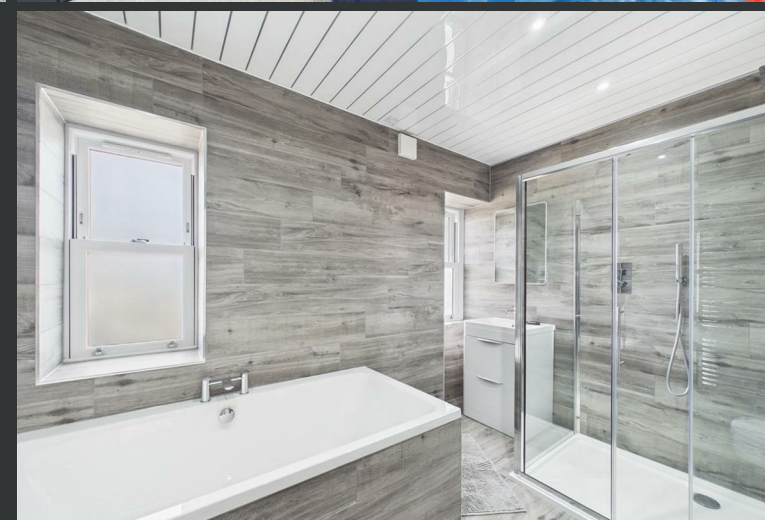
The ground floor provides a welcoming and versatile layout, featuring an elegant living room with classic proportions, ornate detailing and a focal fireplace. To the rear lies a stylish dining kitchen with integrated appliances, ideal for both family living and entertaining. A generous double bedroom is also located on the ground floor and benefits from its own contemporary en-suite shower room, making it ideal for guests, multigenerational living or single-level accommodation. A separate laundry room and additional storage further enhance the practicality of this level. Upstairs, the property offers four further well-proportioned bedrooms, all enjoying excellent natural light and flexibility of use. An eye-catching family bathroom serves the upper floor. Externally, the home enjoys enclosed garden grounds providing a pleasant outdoor space, while a detached double garage with remote controlled door offers secure parking or excellent storage. This is a rare opportunity to acquire a substantial and characterful home close to Perth city centre.

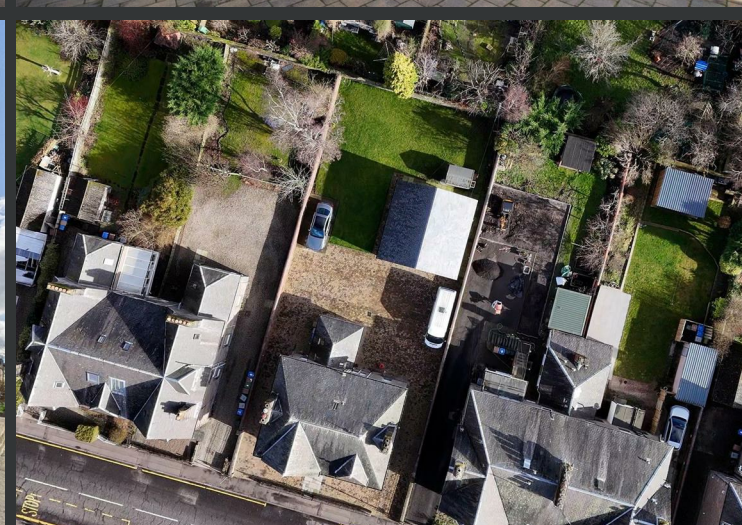




## Location

Balhouse Street is one of Perth's most desirable residential addresses, ideally positioned close to the city centre while retaining a quiet, established neighbourhood atmosphere. Perth offers a wide range of amenities including shops, cafés, restaurants, schooling and leisure facilities, alongside excellent transport links via road and rail. The area is also well served by green spaces and riverside walks, with easy access to cultural attractions and recreational facilities. Convenient access to the A9 provides straightforward commuting to Dundee, Stirling and beyond, making this location ideal for families and professionals alike.







Ground floor Building 1



Floor 1 Building 1



Ground floor Building 2

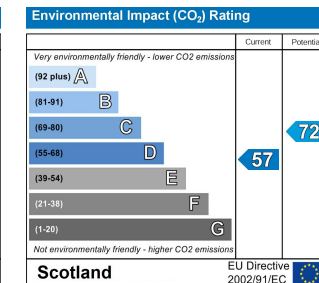
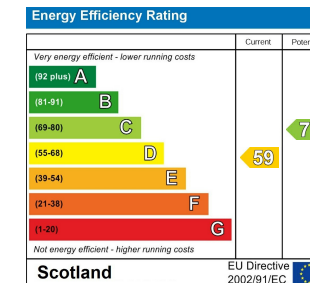
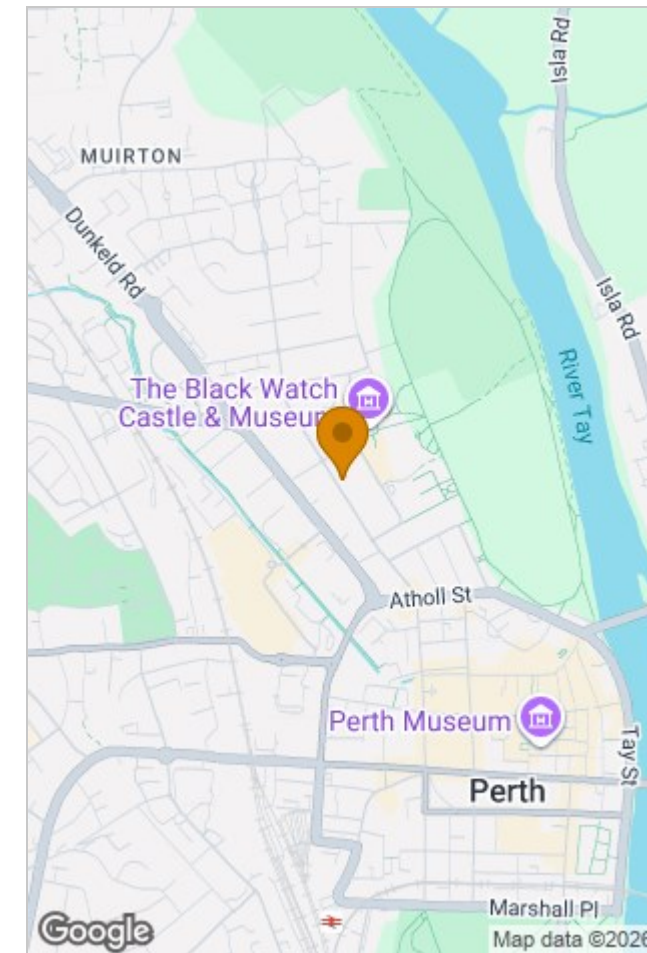


Approximate total area<sup>(1)</sup>  
2581 ft<sup>2</sup>  
239.7 m<sup>2</sup>

(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.

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## 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.

