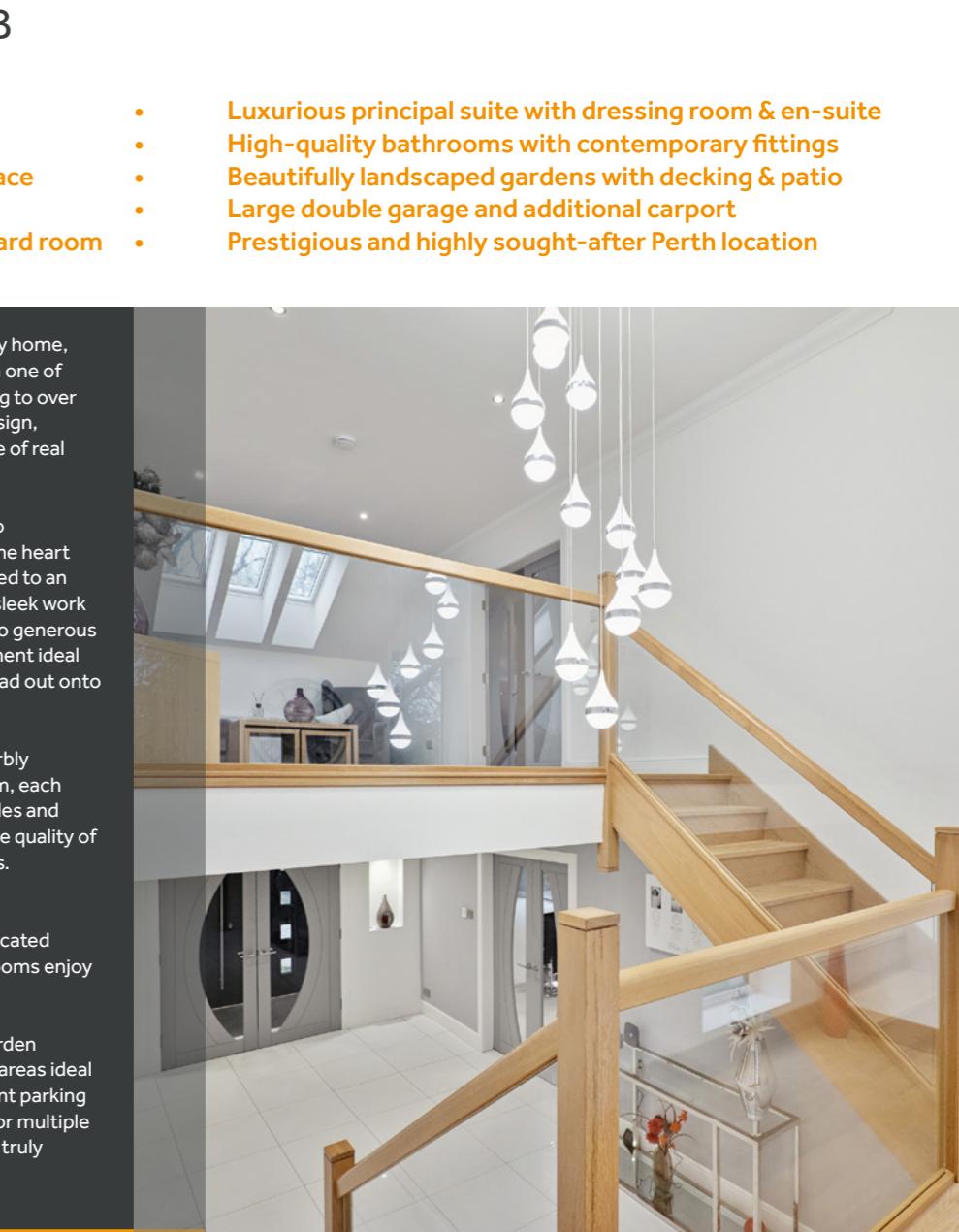
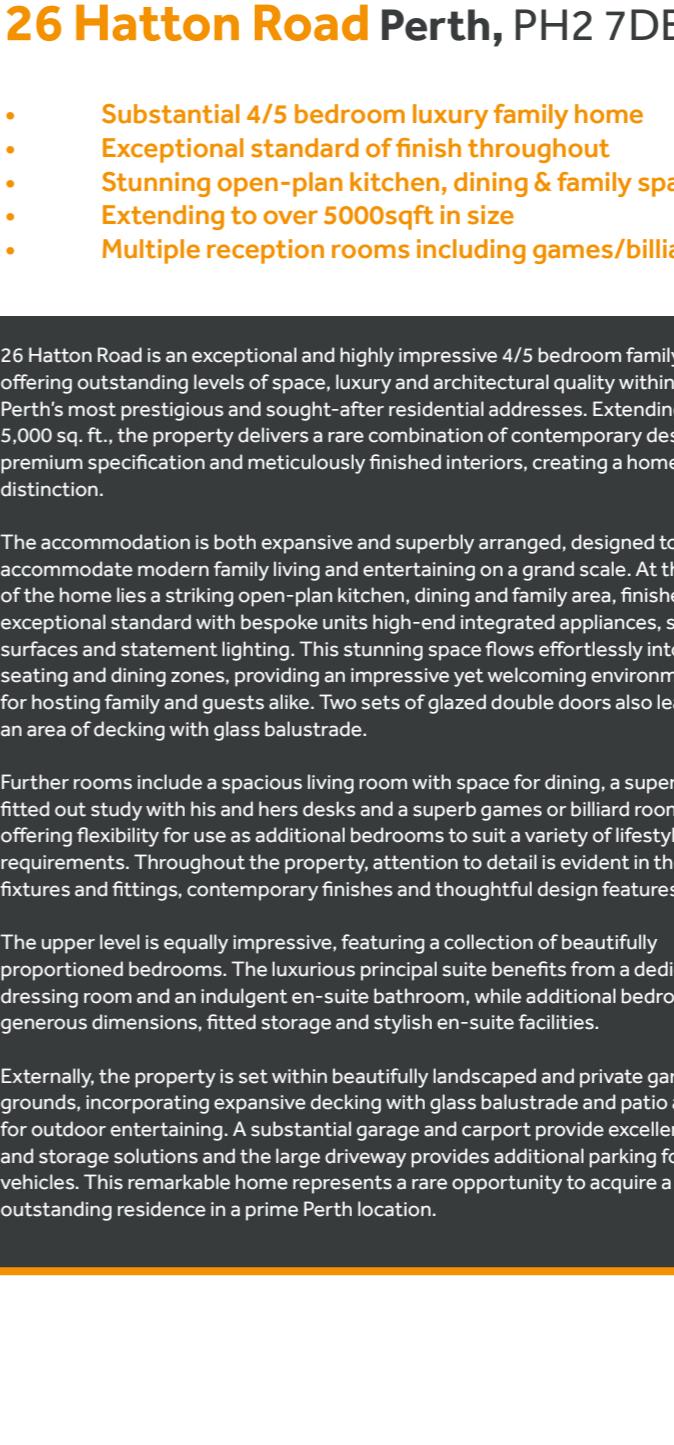


26 Hatton Road Perth, PH2 7DB

Possible  
Making it Possible



2 5 4 C



## 26 Hatton Road Perth, PH2 7DB

- Substantial 4/5 bedroom luxury family home
- Exceptional standard of finish throughout
- Stunning open-plan kitchen, dining & family space
- Extending to over 5000sqft in size
- Multiple reception rooms including games/billiard room
- Luxurious principal suite with dressing room & en-suite
- High-quality bathrooms with contemporary fittings
- Beautifully landscaped gardens with decking & patio
- Large double garage and additional car port
- Prestigious and highly sought-after Perth location

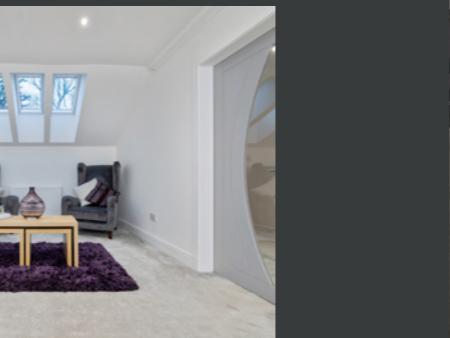
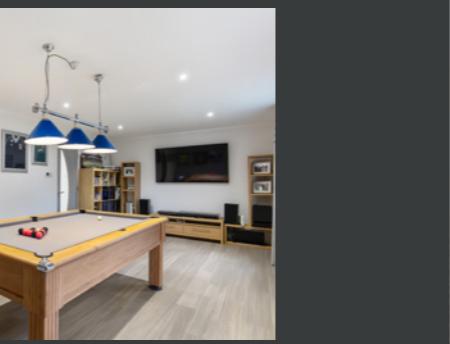
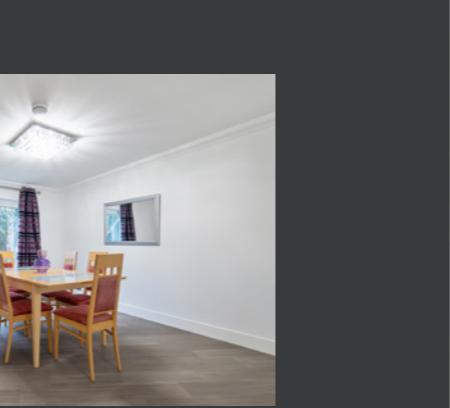
26 Hatton Road is an exceptional and highly impressive 4/5 bedroom family home, offering outstanding levels of space, luxury and architectural quality within one of Perth's most prestigious and sought-after residential addresses. Extending to over 5,000 sq. ft., the property delivers a rare combination of contemporary design, premium specification and meticulously finished interiors, creating a home of real distinction.

The accommodation is both expansive and superbly arranged, designed to accommodate modern family living and entertaining on a grand scale. At the heart of the home lies a striking open-plan kitchen, dining and family area, finished to an exceptional standard with bespoke units high-end integrated appliances, sleek work surfaces and statement lighting. This stunning space flows effortlessly into generous seating and dining zones, providing an impressive yet welcoming environment ideal for hosting family and guests alike. Two sets of glazed double doors also lead out onto an area of decking with glass balustrade.

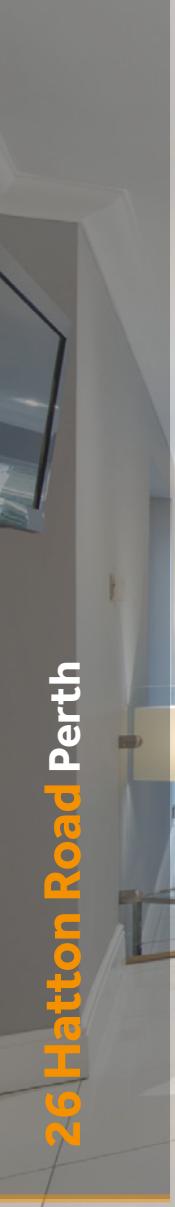
Further rooms include a spacious living room with space for dining, a superbly fitted out study with his and hers desks and a superb games or billiard room, each offering flexibility for use as additional bedrooms to suit a variety of lifestyles and requirements. Throughout the property, attention to detail is evident in the quality of fixtures and fittings, contemporary finishes and thoughtful design features.

The upper level is equally impressive, featuring a collection of beautifully proportioned bedrooms. The luxurious principal suite benefits from a dedicated dressing room and an indulgent en-suite bathroom, while additional bedrooms enjoy generous dimensions, fitted storage and stylish en-suite facilities.

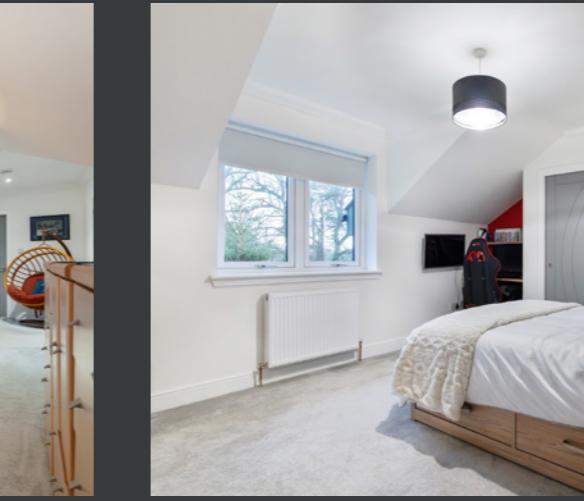
Externally, the property is set within beautifully landscaped and private garden grounds, incorporating expansive decking with glass balustrade and patio areas ideal for outdoor entertaining. A substantial garage and carport provide excellent parking and storage solutions and the large driveway provides additional parking for multiple vehicles. This remarkable home represents a rare opportunity to acquire a truly outstanding residence in a prime Perth location.

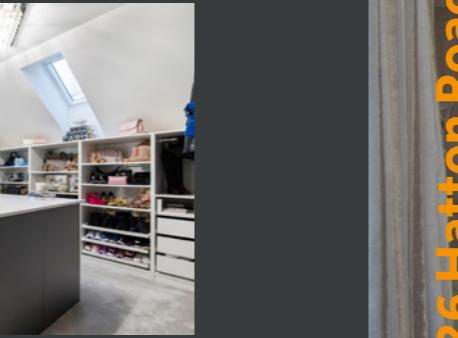


**26 Hatton Road Perth**



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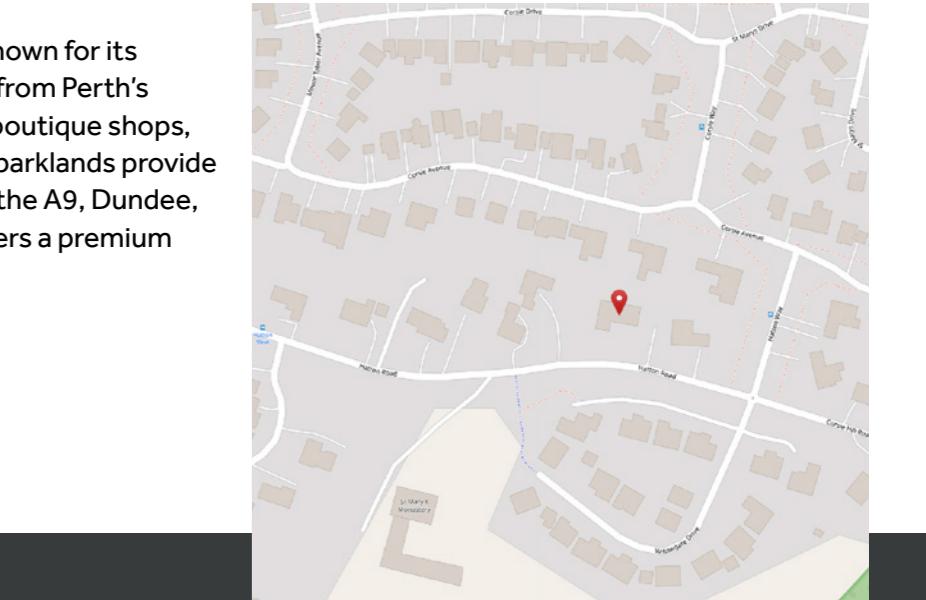
**26 Hatton Road Perth**



**Kinkellas 25 Glamis Drive**



is regarded as one of Perth's most desirable residential addresses, offering privacy and proximity to the city centre. Located just a short distance from the River Tay, the area offers convenient access to high-quality schooling and leisure facilities. Scenic riverside walks along the Tay and nearby Firth of Tay provide a wonderful outdoor lifestyle, while excellent transport links connect easily to Dundee, Edinburgh and Glasgow. Combining tranquillity with accessibility, Hatton Road offers a truly unique and perfectly suited to a home of this calibre.





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**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

All Measurements are Approximate Measurements are approximate. Not to Scale. For illustrative purposes only.



**TOTAL: 5813 sq. ft, 540 m<sup>2</sup>**

Ground floor: 2341 sq. ft, 218 m<sup>2</sup>, 1st floor: 2194 sq. ft, 204 m<sup>2</sup>, GARAGE: 1278 sq. ft, 118 m<sup>2</sup>  
EXCLUDED AREAS: PATIO: 677 sq. ft, 63 m<sup>2</sup>, PORCH: 70 sq. ft, 6 m<sup>2</sup>,  
WALLS: 350 sq. ft, 33 m<sup>2</sup>, DECKING: 484 sq. ft, 45 m<sup>2</sup>