



**Premier
Properties**
Perth



19 Hunterhall Place, Perth, PH2 7TZ Offers Over £355,000

 3  2  1  B

Arranged over a single level, the accommodation comprises a welcoming entrance hall, a convenient W.C., and a bright and spacious living room featuring a wood-burning stove. This space flows seamlessly into the dining area, which enjoys direct access to the garden, and a modern kitchen complete with integrated appliances. A separate utility room adds further practicality.

There are three generously sized double bedrooms, with the principal bedroom benefiting from a newly fitted en-suite. All bedrooms feature patio doors opening onto the garden, allowing natural light to flood the interiors. A beautifully appointed family bathroom completes the accommodation. The property further benefits from excellent storage throughout, gas central heating, and double glazing.

Externally, the home enjoys a 'tucked away' position, offering a high degree of privacy. The wraparound gardens are comprised of mature borders and lawn, complemented by a patio and decked area—ideal for outdoor entertaining and summer relaxation. A well-equipped summer house with power provides additional versatile space. Off-street parking is available via a driveway leading to a garage.

Early viewing is highly recommended to fully appreciate the quality and accommodation on offer.

- 3 spacious bedrooms
- 2 modern bathrooms
- Open plan living
- Modern kitchen
- Near Perth amenities
- Quiet Glencarse setting
- Ideal family home
- Tucked away position
- Viewing highly recommended

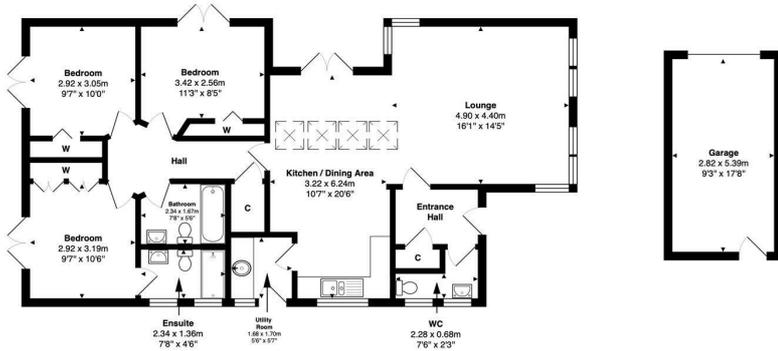


19 Hunterhall Place, St Madoes, PH2 7TZ

Total Area: 115.8 m² ... 1247 ft²



All measurements are approximate and for display purposes only



Energy Efficiency Rating	
Current	Potential
89	90

Environmental Impact (CO ₂) Rating	
Current	Potential
79	80



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.