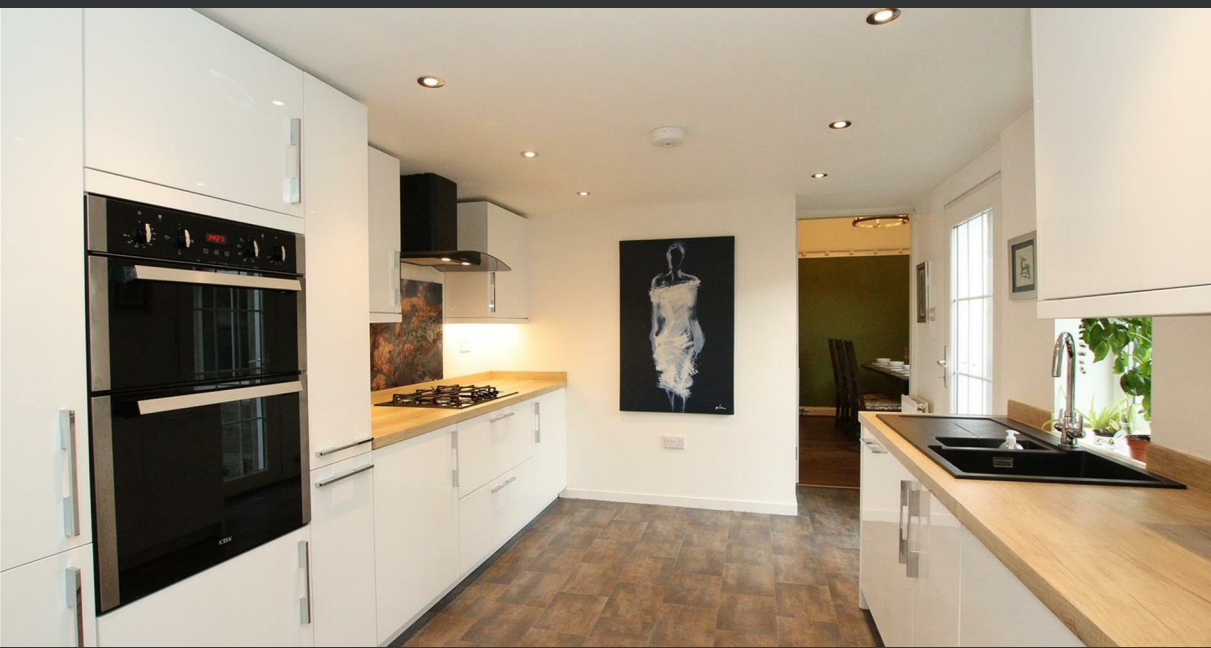




13 Wilson Street, Perth, PH2 0EX
Offers over £329,950

 4  2  3  E



13 Wilson Street Perth, PH2 0EX

- Deceptively spacious villa
- 3 reception rooms
- Bathroom, en-suite & WC
- Sought-after area
- Useful attic room
- 4 bedrooms
- High-quality kitchen
- Very private garden grounds
- Gas central heating
- Council tax band E

This attractive 4 bedroom 3 reception room villa boasts deceptively spacious accommodation throughout and is located within a highly sought-after street within the Craigie area of Perth. Having been extended to the rear and retaining generous, south-facing garden grounds, the property is ideally suited to the family market and is offered in move-in condition. Other notable features include gas central heating, lovely high ceilings, an eye-catching bay window in the lounge, decorative cornicing and a wealth of natural light.

On the ground floor there is an entrance vestibule, central hallway with stairs to the first floor, a large lounge, elegant dining room, modern WC, a stylish kitchen and a versatile garden/TV room. On the half-landing there is a bathroom and a superb master bedroom with en-suite shower room and its own private balcony overlooking the rear garden. Onto the first floor there is a landing with access to a large, fully-floored attic room, two generous double bedrooms and a good-size single bedroom. To the front of the property there is an area of garden stocked with some colourful plants which could be converted into private off-street parking – on-street parking is most often available immediately outside the property. The garden to the rear is south-facing, very private and features a slabbed patio off the kitchen, an area of lawn, mature trees/shrubs and a further slabbed seating area at the top of the garden which also provides some pleasant views towards Kinnoull Hill.

Offers over £329,950

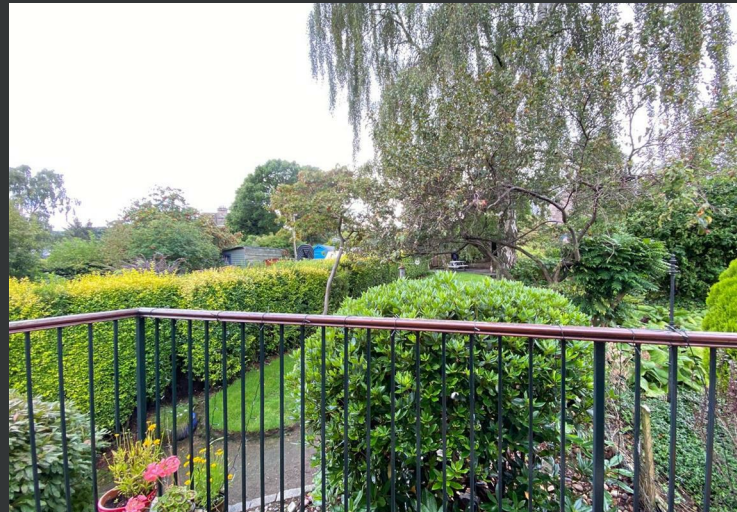


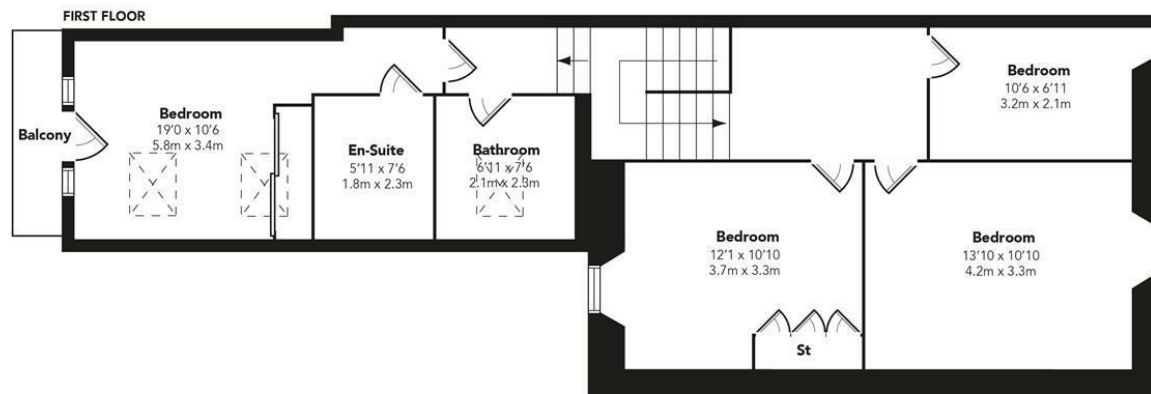
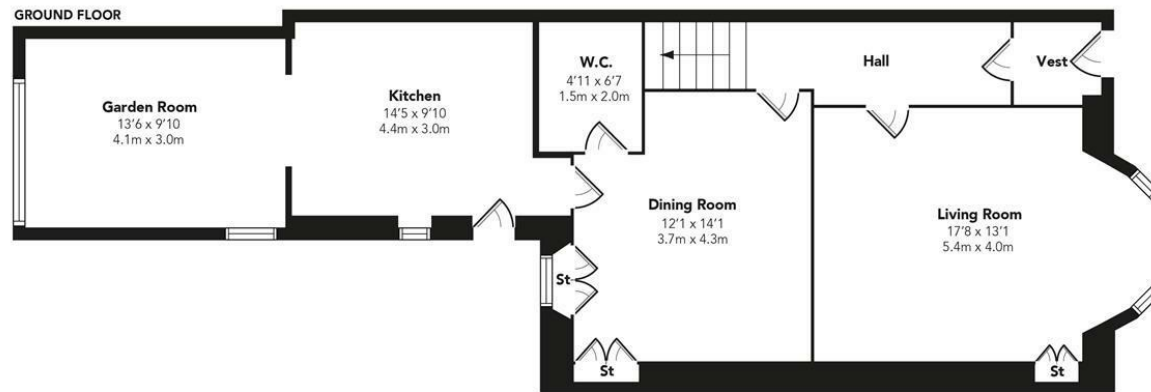


Location

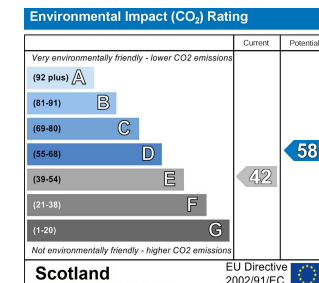
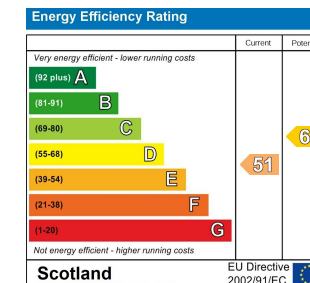
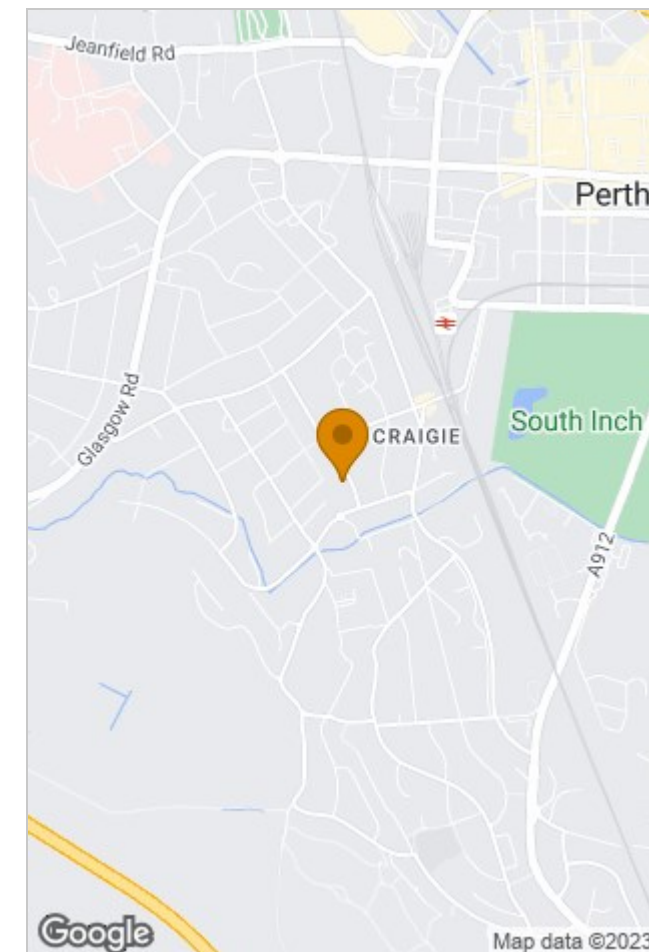
The property is located within the sought-after Craigie area of Perth and in close proximity to a number of nearby amenities including primary schools, a local shop/post office, regular bus service and eateries. Perth city centre, railway station, bus station and the picturesque South Inch Parklands can also be found within walking distance. Easy access can also be gained to the M90 motorway via the nearby Edinburgh Road.







Floorplans are indicative only - not to scale
Produced by Plushplans



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.