



A riverside home in the heart of Perth

24 Main Street, Perth, PH2 7HB

Freehold



2 reception rooms, kitchen, 3 bedrooms and a bathroom •
Riverside garden • Garage and parking • About 0.75 acres
• EPC = C

Mileages

Dundee 24 miles, Stirling 38 miles, Edinburgh 42 miles

Situation

24 Main Street is situated in the Kinnoull Conservation Area on the banks of the river Tay. It has uninterrupted views across the water to the North Inch. The house is set well back from the main road and while it enjoys enormous privacy, it is perfectly positioned for access to the centre of town (it is about 0.5 miles to the High Street). The parks at Riverside and Kinnoull are close by and the house is accessed from one of the main routes out of the city enabling swift access to Dundee, Fife, Stirling, Edinburgh and the north.

Perth has an excellent choice of shops, bars and restaurants as well as a concert hall, theatre, art gallery, museum and cinema. The town has a swimming pool and two sports centres. Local golf courses include the North Inch Golf Course, Craigie Hill and Murrayshall. Gleneagles and St Andrews are both within easy driving distance of Perth. The city is often referred to as a gateway to the highlands and for those who enjoy outdoor pursuits, the rivers, hills and lochs of the Perthshire highlands and the Angus Glens are all within easy reach.

Perth train station has regular services to Edinburgh, Glasgow, Dundee, Aberdeen, Inverness and London. Edinburgh Airport

is about 40 miles away and there are direct flights from Dundee Airport (20 miles) to London City.

In terms of education, there is a choice of primary and secondary schooling in the city. There is also a good selection of private schools nearby.

Description

24 Main Street is believed to date from about 1970 and is a single storey bungalow of Dorran construction. Over the last six months, the house has been comprehensively refurbished and now has a bright, contemporary and open plan interior. The kitchen, which is fitted with new glossy grey units and integrated appliances including a gas hob, is open to the dining area which has a picture window overlooking the river. A broad arch between the dining area and the sitting room creates a lovely open plan feel. Floor to ceiling glazing in the sitting room incorporates sliding doors that open directly to the terrace and capture the terrific view of the Tay. The house has three double bedrooms (one facing the river) and a bathroom. Planning permission has been approved (20/00920/FLL) for the re-instatement of a conservatory on the western elevation of the house overlooking the garden and the river.





Outside

Double gates between a white painted wall provide a smart and discreet entrance to 24 Main Street and a tarmac parking area has ample space to park and turn. A new timber fence forms a useful screen between the parking area and the garden giving the house complete privacy from Main Street. There is a single garage in the parking area and space to erect further outbuildings behind the house should they be required. In front of the house a broad timber deck provides a lovely spot to sit out and enjoy the view in the good weather.

Outbuildings

24 Main Street comes with a single garage which subject to obtaining the relevant permissions, would lend itself well to conversion into a studio or office depending on a buyers requirements.

Directions

If approaching from the south on the M90, follow signs to Dundee and Coupar Angus, exiting the motorway immediately after crossing the Friarton Bridge and follow signs to Coupar Angus. This route will take you into Perth via the Dundee Road. Follow the Dundee Road past the two bridges that lead into the city centre and the entrance to 24 Main Street is between white painted walls just before reaching the Co-op.

General Remarks

Viewings Strictly by appointment with Savills – 01738 477525.

Services Mains water, electricity, gas and drainage. Gas fired central heating.

Local Authority & tax band Perth and Kinross Council Tax Band D.

Conservation Area 24 Main Street is situated in Kinnoull and Bridgend Conservation Area.

Fixtures & Fittings The property will be sold as seen.

Servitude rights, burdens and wayleaves The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Offers Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

24 Main Street, Perth, PH2 7HB
Gross internal area (approx)
Total 84.8 sq m/912 sq ft



savills

savills.co.uk

Stephanie Clarke
Savills Perth
01738 477 523
stephanie.clarke@savills.com



Ground Floor

For identification only. Not to scale. © 20/12/16 SC

Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Photos taken and brochure produced December 2020. Brochure by wordperfectprint.com

