



**Premier
Properties**
Perth



7 Dupplin Terrace, Perth, PH2 7DG

Offers Over £545,000



On entering the property, a welcoming entrance vestibule leads to a central hallway and staircase to the upper level. The formal lounge positioned at the front of the property features a magnificent bay window with delightful views across the mature gardens. This remarkable room boasts stunning original features such as the marble fireplace, high ceilings, ornate ceiling roses, and elegant corning. Also on the ground level is a versatile bright dining/family room, which leads to a contemporary stylish kitchen, rear hallway and convenient modern shower room (with WC).

On the first floor, you will find three double bedrooms and a family bathroom with separate shower & bath. The attic extension on the third floor houses a fourth bedroom with an en suite shower area.

Externally, there is an impressive landscape garden featuring an expansive lawn adorned with mature shrubs and colourful plants and trees to the front of the property. Additionally, there is a slabbed patio area, ideal for outdoor enjoyment. A driveway and single garage provide private parking.

The property is situated within one of Perth's most exclusive locations with easy access to a wide range of amenities and transport links and benefits from being only a short distance from the city centre. The city centre offers various high street shops and independent retailers, while there are also numerous restaurants, pubs and cafés. There are several large supermarkets in the city as well as a wide choice of schooling, both state and independent. The area is well connected by road and is ideally located for ease of access to the A90 linking Perth with Dundee and beyond. The M90 is within easy reach, while Perth's mainline station provides regular services to Edinburgh, Inverness, Stirling and beyond.

- Four Bedrooms
- Gas Central Heating
- Double Glazing
- Sought-After Location
- Immaculately Presented
- Single Garage
- Charming Features



GROSS INTERNAL AREA
FLOOR 1 95.9 m² FLOOR 2 78.0 m² FLOOR 3 29.8 m²
EXCLUDED AREAS : REDUCED HEADROOM 6.5 m²
TOTAL : 203.7 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	



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 firms employment has the authority to make or give any representation or warranty in respect of the property.