



**Premier
Properties**
Perth



9 Balformo Road, Perth, PH2 6QX Offers Over £699,950

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A beautifully welcoming entrance hall sets the tone for the exceptional standard found throughout this impressive home. It leads into a spacious living room featuring a charming bay window and an elegant fireplace. An additional reception room provides the perfect retreat for relaxation, while the dedicated dining room and a modern kitchen/diner—complete with integrated appliances—offer superb space for family living and entertaining. A separate utility room adds to the home's practicality.

Upstairs, the first floor boasts five generously sized bedrooms, a stylish family bathroom, and a separate shower room. The second floor completes the accommodation with a versatile sixth bedroom, ideal for guests, a home office, or a creative studio.

Externally, the property is set within stunning, landscaped garden grounds, predominantly laid to lawn, offering a high degree of privacy and extending to approximately half an acre. Accessed via two elegant stone-pillared entrances, the sweeping in-and-out driveway adds a grand sense of arrival while providing ample parking.

Further enhancing the property's appeal is a formal coach house and stable block, presenting exciting potential for conversion, subject to the necessary consents. A charming summer house and stone built outbuilding complete the exceptional outdoor offering.

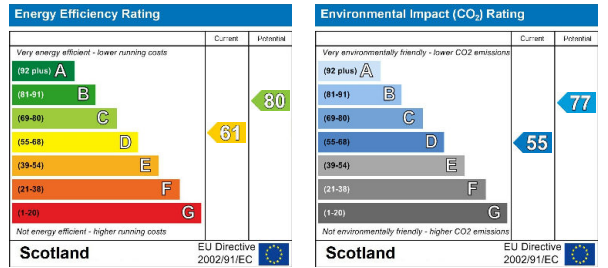
Schedule a viewing today to fully appreciate the exceptional quality and undeniable charm of this remarkable property.

- 6 Bedrooms
- Attractive Views
- Charming Features
- Close To Local Amenities
- Driveway
- Double Glazing
- Sought After Location





TOTAL: 3348 sq. ft, 311 m²
FLOOR 1: 1639 sq. ft, 152 m², FLOOR 2: 1506 sq. ft, 140 m², FLOOR 3: 203 sq. ft, 19 m²
EXCLUDED AREAS: FIREPLACE: 32 sq. ft, 3 m², LOW CEILING: 45 sq. ft, 4 m²
All Measurements Are Calculated By Cubicasa Technology - Deemed Highly Reliable But Not Guaranteed. Visit Our Website - <https://www.filmworx.co.uk>



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