



## Craig Ard Dupplin Terrace, Perth, PH2 7DG

Offers Over £775,000



Occupying an enviable elevated position, the property enjoys exceptional privacy and breathtaking panoramic views, offering a rare opportunity to acquire a distinguished period home of remarkable character and scale.

#### Accommodation

Arranged over three impressive levels, the accommodation is both substantial and beautifully balanced.

The ground floor is introduced by a grand and welcoming reception hall, rich in period detail and setting the tone for the elegance that follows. The generous formal lounge features a wood-burning stove and direct access to the gardens — creating a seamless connection between indoor and outdoor living.

The well-appointed kitchen offers ample space for family dining and flows effortlessly into a substantial utility room. A formal dining room provides an ideal setting for entertaining, while a dedicated home office offers flexibility for modern living. A convenient W.C. completes the ground floor accommodation.

The first floor hosts a versatile family room with feature fireplace, equally suited as a sixth bedroom if required. Three further well-proportioned double bedrooms and two contemporary bathrooms complete this level.

On the second floor, two additional spacious bedrooms are filled with natural light and enjoy delightful outlooks, offering ideal guest or family accommodation.

Throughout the home, there is excellent storage, gas central heating, and double glazing, ensuring comfort and practicality alongside timeless charm.

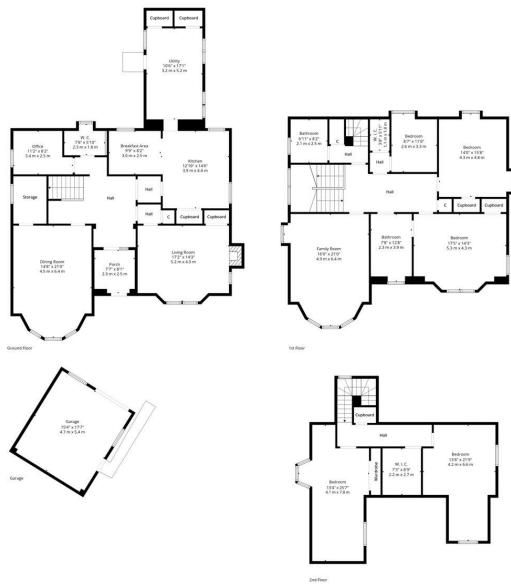
#### Gardens & Grounds

Set within substantial private grounds extending to approximately 0.6 acres, Craig Ard offers exceptional seclusion and outstanding views in every direction. The beautifully maintained gardens are predominantly laid to lawn, complemented by a generous patio area — perfect for outdoor entertaining and summer relaxation.

A large garage with electric door provides superb additional space and is currently configured as a gym/snug, offering excellent flexibility. An expansive driveway affords ample off-street parking for multiple vehicles.

Early viewing is highly recommended to fully appreciate the scale, setting, and rare quality of this exceptional Victorian home.

- 5 spacious bedrooms
- 2 modern bathrooms
- 3 reception rooms
- Sought after location
- Sizeable plot
- Near schools and parks
- Easy access to transport
- Ideal family home
- Quiet residential area



**TOTAL: 3553 sq. ft, 330 m<sup>2</sup>**

GARAGE: 0 sq. ft, 0 m<sup>2</sup>, GROUND FLOOR: 1510 sq. ft, 140 m<sup>2</sup>, 1ST FLOOR: 1363 sq. ft, 127 m<sup>2</sup>, 2ND FLOOR: 680 sq. ft, 63 m<sup>2</sup>  
EXCLUDED AREAS: GARAGE: 270 sq. ft, 25 m<sup>2</sup>, PORCH: 62 sq. ft, 6 m<sup>2</sup>, FIREPLACE: 11 sq. ft, 1 m<sup>2</sup>, LOW CEILING: 29 sq. ft, 2 m<sup>2</sup>, WALLS: 303 sq. ft, 28 m<sup>2</sup>

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

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



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