



**Premier  
Properties**  
Perth



## 32 Hay Street, Perth, PH1 5HS Offers Over £499,950

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The property opens with a welcoming entrance hall, featuring an eye-catching marble floor that sets the tone for the high-quality finishes found throughout. To the front of the home, the formal lounge is a stunning space, complete with a large bay window, intricate corning, and a wood-burning stove. This elegant room also offers ample space for a dining table and chairs, making it perfect for entertaining. A second reception room, the family living room, also benefits from a wood-burning stove and provides a cosy setting for day-to-day relaxation.

The contemporary kitchen/diner is both stylish and functional, fitted with integrated appliances and offering generous worktop and storage space. The kitchen flows seamlessly into a fantastic-sized utility room, ideal for busy family life. A modern shower room is conveniently located on the ground floor, while a tastefully decorated sitting room at the rear of the property opens directly onto the garden, providing a peaceful retreat or an ideal home office space.

Upstairs, the property continues to impress with five spacious and bright bedrooms, each benefiting from high ceilings and large windows that flood the rooms with natural light. The principal bedroom stands out with its beautiful bay window, detailed corning, and charming feature fireplace. A newly renovated family bathroom, finished to an exceptional standard, completes the upper-level layout.

Externally, the home offers excellent kerb appeal with a driveway providing off-street parking for several vehicles. To the rear, the fully enclosed garden is mainly laid to lawn and features a patio area, perfect for outdoor dining and relaxing in the summer months. The garden is well-maintained and provides a safe and private space for children and pets to enjoy.

This stunning property presents a rare opportunity to acquire a substantial Victorian home in one of Perth's most desirable residential areas. Combining period charm with modern convenience and generous living space throughout, 32 Hay Street is the ideal setting for family life.

Viewing is highly recommended to fully appreciate the quality, space, and character this exceptional home has to offer.

- 5 spacious bedrooms – ideal for families of all sizes
- 2 modern bathrooms – stylish and functional
- 3 cosy reception rooms – perfect for relaxing or entertaining
- Stunning interiors – beautifully finished with quality fittings
- Charming Victorian features – character and elegance preserved
- Close to Perth amenities – shops, schools, and services nearby
- Ideal family home – comfortable, stylish, and practical
- Great transport links – easy access to surrounding areas
- Viewing highly recommended – don't miss out on this opportunity



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			
	74		71
<p>Scotland</p> <p>EU Directive 2002/91/EC</p>		<p>Scotland</p> <p>EU Directive 2002/91/EC</p>	



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