



**NeilWhittet**  
solicitors and  
estate agents

19 Pitcullen Terrace,  
Perth, PH2 7EQ  
Offers Over £535,000

[www.neilwhittet.com](http://www.neilwhittet.com)





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Offers Over £535,000

Situated in the prestigious Kinnoull area of Perth with stunning countryside closeby for walks and cycling, a short walk of the City Centre with many shops, bars and restaurants along with the theatre, concert hall, museum and soon to open Perth Museum. Commuters are only a short drive of motorway links to Edinburgh and Glasgow, with private schooling at Strathallan, Kilgraston, Glenalmond Collage, Morrisons Academy and High School of Dundee within easy reach. Charming semi-detached 5 double bed villa with many original features including hardwood flooring, ornate cornicing and ceiling roses. Exceptionally spacious property with three public rooms including a large open plan kitchen/dining/family room, two modern en-suites, bathroom and WC, modern kitchen finished to a high standard with integrated appliances, utility room and convenient boot room/study. Gas central heating throughout. Externally to the rear of the property is mainly laid to lawn with mature shrubs, private slabbed patio accessed by patio doors from the family room. To the front of the property is a welcoming pathway leading to the front door with gravel driveway and grass area. Superb family home in walk in condition.





## Measurements –

Lounge – 4.25m x 4.25m (approx)

Dining Room – 4.76m x 2.70m (approx)

Family Room – 6.28m x 5.16m (approx)

Kitchen – 3.82m x 3.76m (approx)

Utility Room – 2.40m x 2.20m (approx)

Boot Room/Study – 2.26m x 1.54m (approx)

WC – 1.80m x 1.05m (approx)

## Upstairs –

Bedroom 1 – 4.24m x 3.75m (approx)

Ensuite – 3.42m x 2.28m (approx)

Bedroom 2 – 3.64m x 2.68m (approx)

Ensuite – 2.66m x 0.80m (approx)

Bedroom 3 – 3.80m x 2.75m (approx)

Bedroom 4 – 3.38m x 3.26m (approx)

Bedroom 5 – 2.90m x 2.00m (approx)

Bathroom – 2.12m x 1.42m (approx)





Burdens –

Council Tax Band - F

EPC - D

Note: While Neil Whittet Solicitors make every effort to ensure all particulars are correct and given in good faith any intending purchasers should satisfy themselves by inspection or to the correctness of each of them.



Abernethy

Almondbank

Bankfoot

Coupar Angus

Luncarty

Murthly

Newburgh

Perth

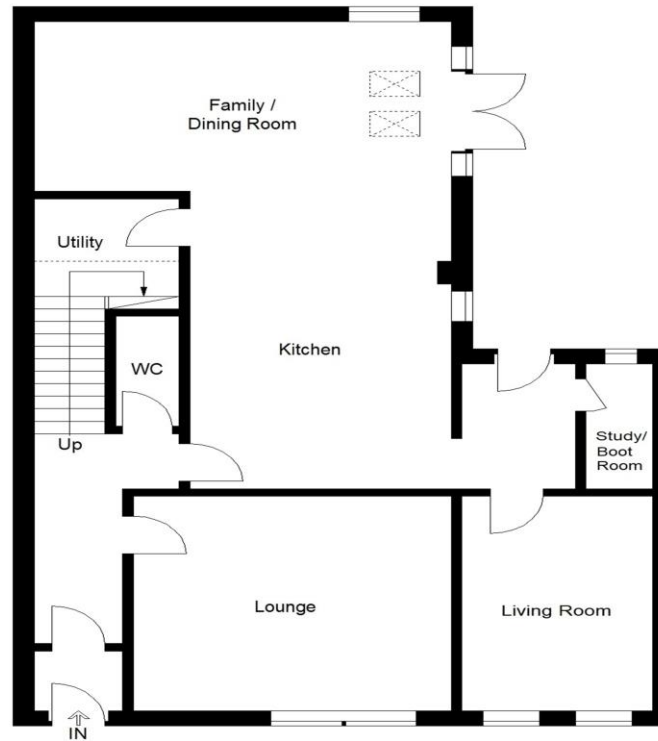
Ruthvenfield

Scone

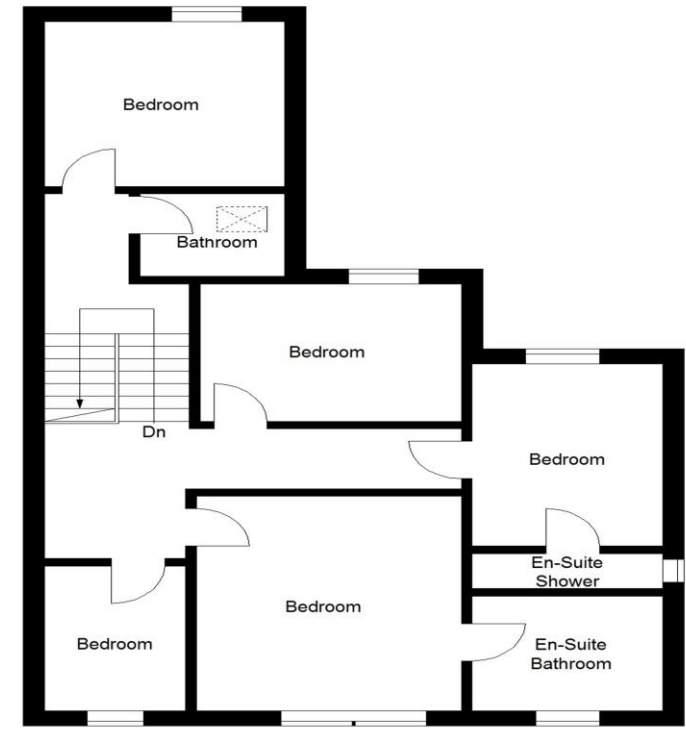
Stanley

St Madoes

 = Reduced headroom below 1.5 m / 5'0



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale

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Property Centre