

Thorntons

Let's get a move on!



Offers Over £545,000



Fourways, Hatton Road, Perth,
Perthshire, PH2 7DB

Fourways is a most attractive recently refurbished and converted detached bungalow which is situated on an extensive corner plot, approximately .63 of an acre or thereby and in a most sought after area of Kinnoull Hill Perth. Built circa 1951 it sits in a generous southerly facing mature gardens entered via an in and out driveway leading to the double garage with remote opening roll door and a separate access door just by the side of the house. There are well tended lawns with various shrubs and bushes surrounding the property and a good level of privacy provided by boundary hedging.

The City of Perth is close by and offers a wide selection of high street shopping, business, social and recreational amenities including primary school all of which are within a reasonably short walking distance from the dwelling. There is straightforward access to the Dundee Road which links directly to the A90 and M90 arterial roads to Dundee and Edinburgh.

The interior accommodation has been newly refurbished and upgraded to a very high standard with quality fixtures and fittings throughout. A stunning addition has been the creation of an open plan family room and with a bespoke Harvey Jones fitted kitchen all enhanced by new solid oak flooring. The hallway has been redesigned and is now a welcoming entrance space with original oak flooring and an oak staircase taking you up to the converted attic which now comprises two good sized double bedrooms and a family shower room. Further internal features include two generous double bedrooms on the ground floor. The master bedroom has the added extra of a dressing room and both bedrooms have en-suite amenities. Externally there are two brick built outhouses, a greenhouse and a covered patio overlooking the garden accessed from the lounge and the family room.

The heating system has also been upgraded with the installation of a new boiler with a "Mega Flo" hot water system. This is backed up by double glazed windows throughout most of the property. A glance at the floor plan will only illustrate the room layout therefore viewing is strongly recommended to fully appreciate the bright and spacious accommodation, the location and proximity to amenities.

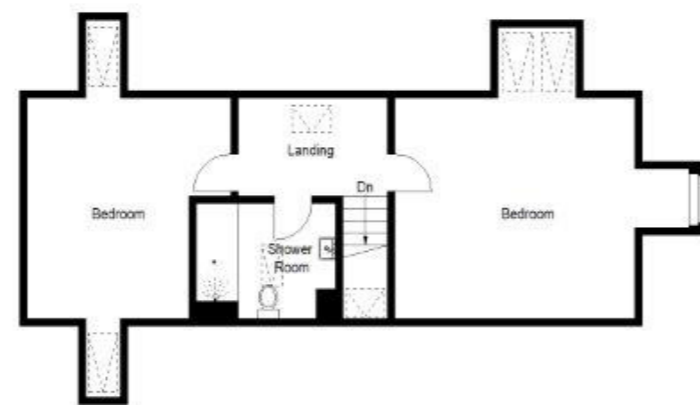


Fourways, Hatton Road, Perth, Perthshire, PH2 7DB
Room Dimensions

Lounge/Dining Room	23'10 x 17'7	(7.26m x 5.36m)
Kitchen/Family Room	30'4 x 12'8	(9.25m x 3.86m)
Utility Room	15'6 x 8'4	(4.72m x 2.54m)
Cloakroom	10'1 x 5'10	(3.07m x 1.78m)
Master Bedroom	17'7 x 14'10	(5.36m x 4.52m)
Dressing Room	11'6 x 7'10	(3.51m x 2.39m)
En-Suite Shower Room	8'4 x 5'9	(2.54m x 1.75m)
Bedroom	15'9 x 14'10	(4.80m x 4.52m)
En-Suite Bathroom	8'7 x 7'9	(2.62m x 2.36m)
Upper Floor - Bedroom	15'9 x 14'8	(4.80m x 4.47m)
Upper Floor - Bedroom	14'8 x 13'8	(4.47m x 4.17m)
Upper Floor - Family Shower Room	8'9 x 7'1	(2.67m x 2.16m)
Double Garage	19'10 x 17'11	(6.05m x 5.46m)



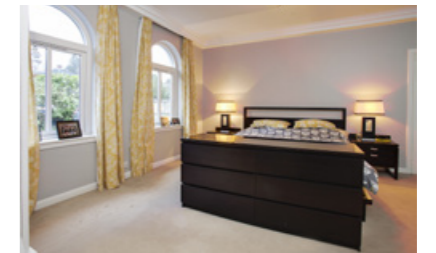
Ground Floor



First Floor



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2 Public



Double Garage



4 Bed



EPC Rating



3 Bath



Thorntons is a trading name of Thorntons Law LLP.

Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information.

Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.