

19 Cedar Place

This spacious, extended detached house is nestled within a quiet, cul-de-sac development in Perth and enjoys an elevated position with lovely views over the surrounding countryside. The house accommodates three bedrooms and two reception rooms, whilst, externally, is accompanied by a rear garden, a generous driveway, a car port, and a detached single garage.

Positioned behind the driveway and accessed via a few steps, the front door opens into an entrance porch, flowing through to a hall with built-in storage and a WC. To the left of the hall lies a living room. Occupying an exceptionally generous footprint and therefore offering fantastic flexibility for a variety of furniture layouts, the living room is brightly-lit by a large, near full-height southerly-facing window allowing all-day sun to stream in. A homely fireplace creates a cosy focal point, whilst French doors connects the living room to a dining room. Here, ample space is provided for a dining table and chairs and a large fitted wall unit offers bookshelves, hidden storage, and built-in wine racks. The garden can be accessed from the dining room – perfect for alfresco entertaining during the warmer months! Enjoying open access from the hall is a kitchen (with an external entrance), fitted with modern, neutrally-toned wall and base cabinets, framed by spacious worktops and splashback tiling. An electric oven and grill, a gas hob, a concealed extractor fan, a dishwasher, and a microwave are integrated, whilst freestanding goods comprising a fridge and a tall fridge/freezer are included.

Upstairs, a landing affords access to the property's three bedrooms (two doubles and a single) and a bathroom. All three bedrooms benefit from useful built-in storage and the single is currently being used as a home office, highlighting the versatility of the house and perfect for homeworking. The bathroom comes complete with a bathtub with an overhead shower and a glazed screen, a pedestal basin, and a toilet. Completing the accommodation is a handy floored loft, accessed via a set of stairs from the landing. Gas central heating and double glazing ensure year-round comfort and efficiency.

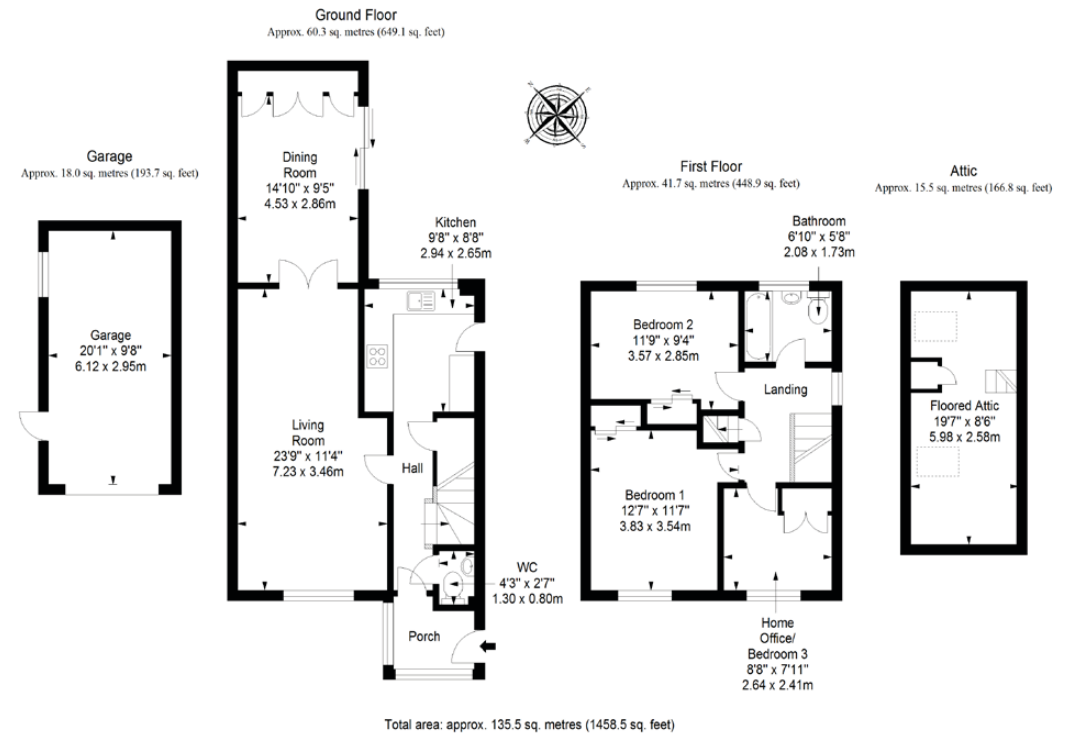
Externally, the house is accompanied by a rear garden, featuring a patio area, a neat lawn bordered by hedges, and an artificial lawned area. Excellent private parking is provided by a large monoblock driveway, a car port, and a detached single garage. EPC Rating - D.

Extras: All fitted floor and window coverings, light fittings, integrated appliances, fridge, and fridge/freezer to be included in the sale.



FEATURES

- Spacious detached house
- Entrance porch
- Hall with storage and WC
- Generous living room
- Dining room with garden access
- Modern fitted kitchen
- Two double bedrooms
- Single bedroom/home office
- Bright bathroom
- Handy floored attic
- Landscaped rear garden
- Generous driveway and car port
- Detached single garage
- GCH and DG



PERTH

Positioned on the banks of the River Tay and surrounded by spectacular countryside, Perth is a vibrant hub in central Scotland and is known as the 'Gateway to the Highlands'. The historic county town and former Royal Burgh has long been the commercial and cultural centre of Perthshire however it was finally granted city status on 6 July 2016 as part of the Queen's Diamond Jubilee celebrations. Perth attracts tourists all year round, with no shortage of activities to suit every taste: exploring ancient castles and palaces, conquering the surrounding hills and mountains, or sampling first-class food and drink at local restaurants, pubs and distilleries. Perth is world-famous as the home of Scone Palace – the crowning place of Scotland's kings. The property falls within the catchment area for Letham Primary School and Perth Academy, and there are also several independent schools in and around the city. Perth provides excellent road and rail links for travel across central Scotland and into the Highlands. The M90 allows convenient travel southwards and connections for Edinburgh and Glasgow. Perth station offers frequent services to all major cities in Scotland, as well as a Caledonia Sleeper service to London.

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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.