

Simple Approach



**The Coach House Huntingtower Road, Perth
Perthshire PH1 2SQ**

Offers over £304,950

The Coach House Huntingtower Road, Perth, Perthshire PH1 2SQ

Simple Approach are delighted to welcome this absolutely outstanding detached home known as The Coach House to the residential market. Accessed via a private road set off the Huntingtower Road in the Western Edge, this stunning family home is ideally placed to take advantage of amenities found just seconds away without compromising the benefits of peaceful living nestled beautifully away from any main road. This very unique property comes to the market in pristine condition, having been recently renovated to a very high standard throughout by the present owners, to the degree that all internal spaces enjoy high quality fixtures, finishings and contemporary style. This very grand property offers immaculate accommodation throughout, with an entrance hallway leading to a generously proportioned kitchen with a country design and ample space for family dining, a warm and welcoming lounge with a gorgeous wood burning fire providing warmth, a well-placed WC, and a double bedroom all set across the ground floor. On the upper level there are three further double bedrooms with integrated wardrobe and an en-suite shower room, as well as a family bathroom with fresh white bathroom suite and shower over bath facility. This property is the ideal purchase for any growing family looking for as much living space as possible, seeking modern and peaceful living within a very private and isolated area within the ever desirable Western Edge of Perth. Viewing is absolutely essential to appreciate the overall size, excellent finishes and beautiful location on offer.

Lounge

13'2" x 21'1" (4.02m x 6.43m)

The elegant lounge boasts a stunning wood burning fire, with ample space for freestanding furniture and a front facing window providing an abundance of natural light.

Dining Kitchen

17'6" x 16'8" (5.34m x 5.10m)

The kitchen has been installed in recent years with full redecoration completed by the present owners. There is an additional utility space that boasts ample fitted storage to be utilised as a pantry cupboard. The sellers have included the Range Cooker as part of the sale.

Dining Area

13'2" x 9'5" (4.02m x 2.89m)

This lovely space offers a patio door that provides access to the rear garden.

WC

2'7" x 6'3" (0.81m x 1.93m)

Ground Floor Bedroom

9'11" x 14'9" (3.03m x 4.52m)

Bedroom 2

14'7" x 13'10" (4.45m x 4.22m)

En-Suite Shower Room

6'0" x 5'10" (1.85m x 1.80m)

Bedroom 3

11'7" x 9'4" (3.54m x 2.87m)

Bedroom 4

9'9" x 10'2" (2.98m x 3.11m)

Bathroom

9'6" x 5'8" (2.92m x 1.74m)

External

Detached Garage- 2.88m x 6.15m (9'5" x 20'2")

Externally this property offers nothing but beautiful kerb appeal from the outset, accessed via a long private road ending at a gated driveway. The driveway comfortably accommodates a few cars as well as a detached single garage offering further parking or external storage where needed. To the rear there is a good-sized family garden with a patio area ideally placed to take full advantage of

the summer sunshine. There is high hedging surrounding this very low maintenance space, providing privacy from neighbouring properties.

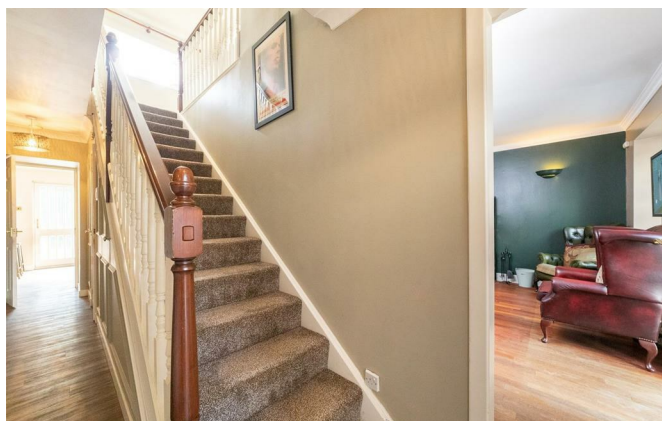
Location

Set on the outskirts of the ever popular Western Edge of Perth, this family home could not be better located for its tranquil, private setting without compromising the benefits of being set within minutes of local amenities such as a nearby shop, restaurants and a large supermarket, as well as being just off a regular bus route towards Perth City Centre for all High Street shopping. Huntingtower Road is ideally situated for the commuter, with both Broxden and Inveralmond roundabout just a short drive away offering quick links towards Dundee, Edinburgh and the Central Belt. This property is accessed via an extensive private road that provides the ideal setting for those seeking some seclusion in the heart of a vibrant residential location.





- Outstanding Detached House
- Beautifully Presented Throughout
- Stylish Fitted Kitchen & Bathroom
- Private Gated Driveway with Private Off Road Access
- Detached Single Garage
- Four Double Bedrooms with Master En-Suite Shower
- Ample Fitted Storage Throughout
- Ideally Placed For Amenities





Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	65	
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		80
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

Scotland EU Directive 2002/91/EC