

5 Salers Way

HUNTINGTOWER, PERTH, PH1 3XP



All the benefits of a new house with none of the teething worries or hard work, or cost, to add finishing touches



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This is a new home that was completed in 2022. There are some lovely additions and “extras” included with this immaculate presented three-bedroom, semi-detached villa. Only a year old, this home still offers approximately 9 years N.H.B.C warranty but all the hard work of snagging has been completed by the current owner.

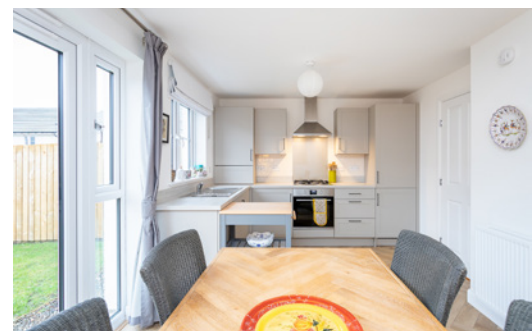
THE LOUNGE

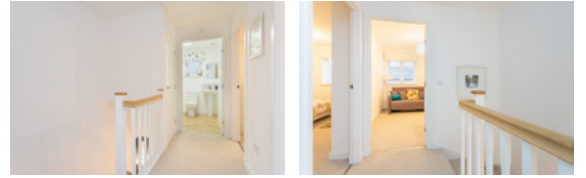


THE KITCHEN & UTILITY



The layout of this home is the new “updated” version and includes a desirable utility area for a washing machine, dishwasher etc. Finished to a high standard, the additional extras include a new, heavy-duty, garden shed and double slatted fencing for privacy. There are additional tall, wall units in the utility area. Metro-style tiling has been added to the kitchen and utility room and up to dado height in the cloakroom.



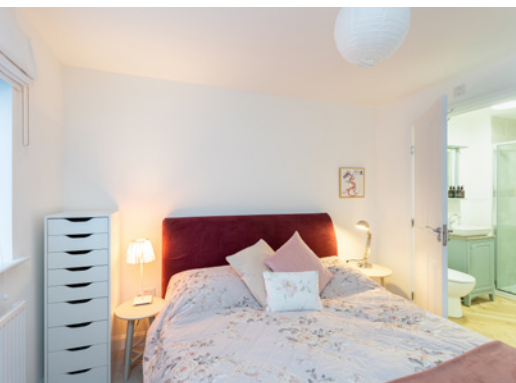


A Herringbone pattern, laminate flooring has been laid to the whole of the ground floor and wet room areas creating a sense of luxury. Roman blinds in all bedrooms, bathroom, and kitchen, along with Venetian blinds in the living room and the bedrooms are included along with the curtains in the kitchen and at the front door.

THE BATHROOM



BEDROOM 1



BEDROOM 2



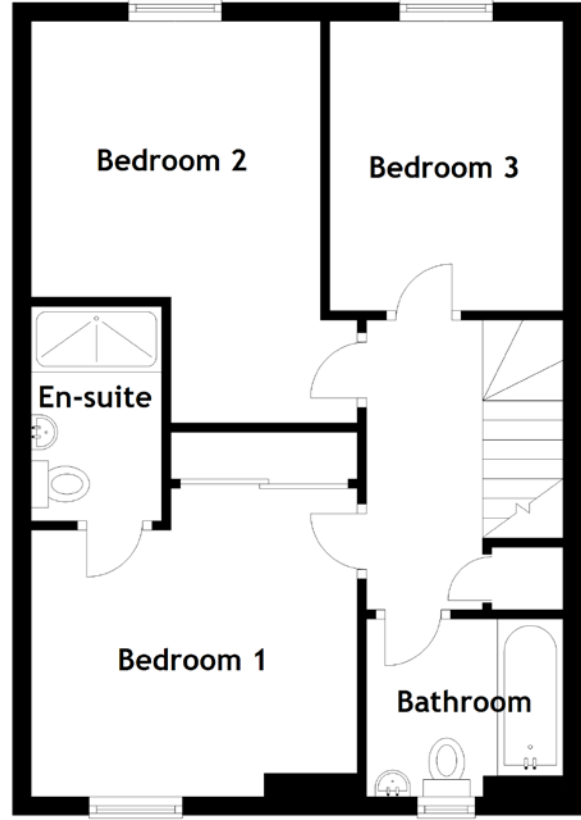
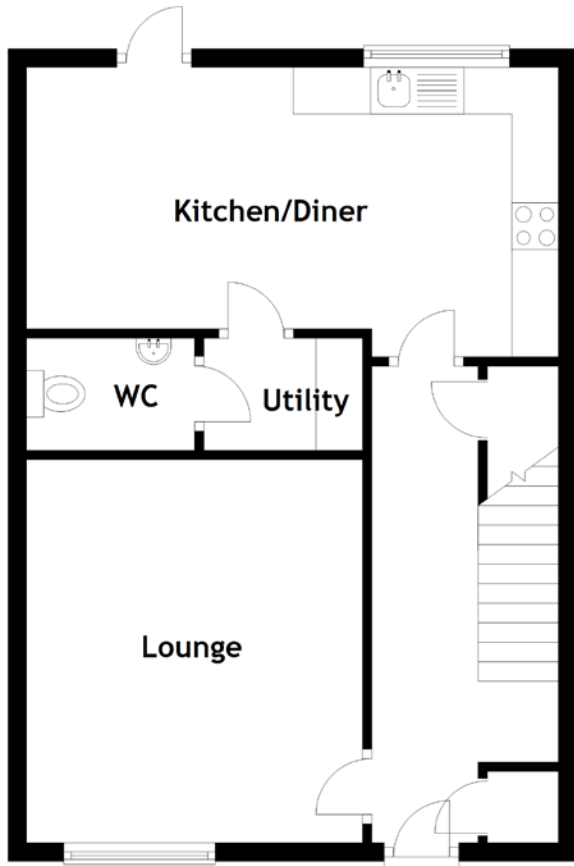
BEDROOM 3



EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

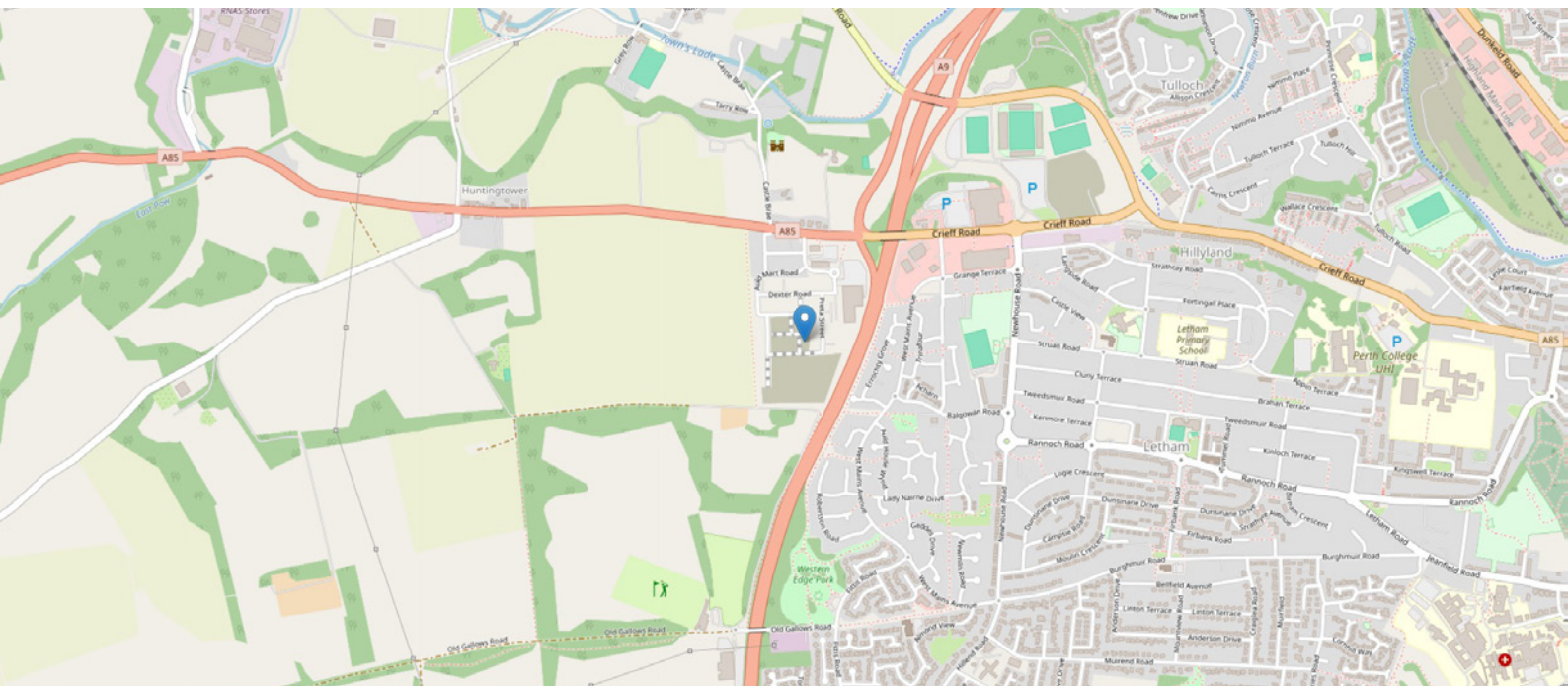


Approximate Dimensions
(Taken from the widest point)

Lounge	4.10m (13'5") x 3.60m (11'10")
Kitchen/Diner	5.70m (18'8") x 3.10m (10'2")
Utility	1.70m (5'7") x 1.20m (3'11")
WC	1.80m (5'11") x 1.20m (3'11")

Bedroom 1	3.50m (11'6") x 3.30m (10'10")
En-suite	2.30m (7'6") x 1.40m (4'7")
Bedroom 2	4.30m (14'1") x 3.20m (10'6")
Bedroom 3	3.10m (10'2") x 2.50m (8'2")
Bathroom	2.10m (6'11") x 1.90m (6'3")

Gross internal floor area (m²): 95m² | EPC Rating: B



THE LOCATION

Huntingtower sits on the western edge of the city of Perth. A hotel, pub and restaurant are in walking distance and there is a garden centre with a reputable cafe and a Waitrose concession all on the doorstep of this home. All other amenities are within a short drive. Tesco supermarket and B&Q Hardware stores are walkable if you have stout walking shoes. Nestled along the banks of the River Tay, Perth exudes a timeless charm that seamlessly blends history, culture, and modern living. As the gateway to the Scottish Highlands, this historic city serves as a vibrant hub, offering a captivating blend of heritage and contemporary amenities.





Perth's cityscape is characterized by its historic architecture, with landmarks like St. John's Kirk and the iconic Smeaton's Bridge bearing witness to centuries of Scottish history. The city's compact layout invites residents to explore its charming streets, discovering a mix of traditional Scottish shops, boutiques, and eateries. The picturesque Riverside Park, flanking the River Tay, provides a serene escape for leisurely strolls and offers breathtaking views of the Perthshire landscape. The nearby North Inch Park, a vast green expanse, is a popular spot for outdoor activities, events, and community gatherings.

Perth's cultural scene is vibrant, with the Perth Concert Hall hosting a diverse array of performances, from classical concerts to contemporary shows. The Perth Theatre, with its historic charm, contributes to the city's cultural tapestry, offering a venue for theatrical productions and artistic expression. For those seeking retail therapy, Perth's city centre boasts a mix of high-street stores and independent boutiques, providing a delightful shopping experience. The city's dining scene is equally diverse, with restaurants and cafes offering a variety of cuisines to suit every palate. Education is a priority in Perth, with reputable schools and the University of the Highlands and Islands Perth College contributing to the city's appeal for families and students alike. The city's commitment to fostering a strong sense of community is evident in its local events, such as the annual Perth Festival of the Arts and the Perth Show.

Strategically located, Perth provides excellent transport links, with a central railway station connecting residents to major cities like Edinburgh and Glasgow. The M90 motorway ensures easy access to surrounding areas and beyond, making Perth an ideal base for both urban convenience and rural exploration.



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