



Stunning three-bedroom Georgian home formed from the first and attic floor and with the main door access from the garden



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Marshall Place is a handsome, traditional three-bedroom terraced property located a short distance from the city centre and with an ever-changing view of the South Inch in front. This home is set over three floors and unravels to create a spacious home. Steps from the front path rise to the front door. There is a garden at the front of the house that is owned by this property.

THE LOUNGE



Once inside the vestibule, another door opens to the internal staircase that gently winds to the first floor. The elegant proportions of the Georgian lounge are anchored by the marble, feature, fireplace. The twin window formation eloquently frames the view of the Park and the shutters work beautifully. Ornae, period features include the high skirting boards and the detailed cornice. Quality flooring has been laid throughout this floor in all rooms for a touch of luxury underfoot.

THE KITCHEN



The kitchen has been remodelled from the dining room to create a superb dining kitchen. The original kitchen has been transformed into a utility room with plumbing for the dishwasher and washing machine. Neatly sandwiched between the dining kitchen and the lounge is a former Butlers pantry, now utilised by our client as a Library or study.





The carpeted staircase rises to the 2nd floor where we find three bedrooms and a bathroom.
The bathroom has an electric shower over the bath.

The property also benefits from good storage space including a walk-in cupboard in the second bedroom, loft space and gas central heating throughout.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3/OFFICE

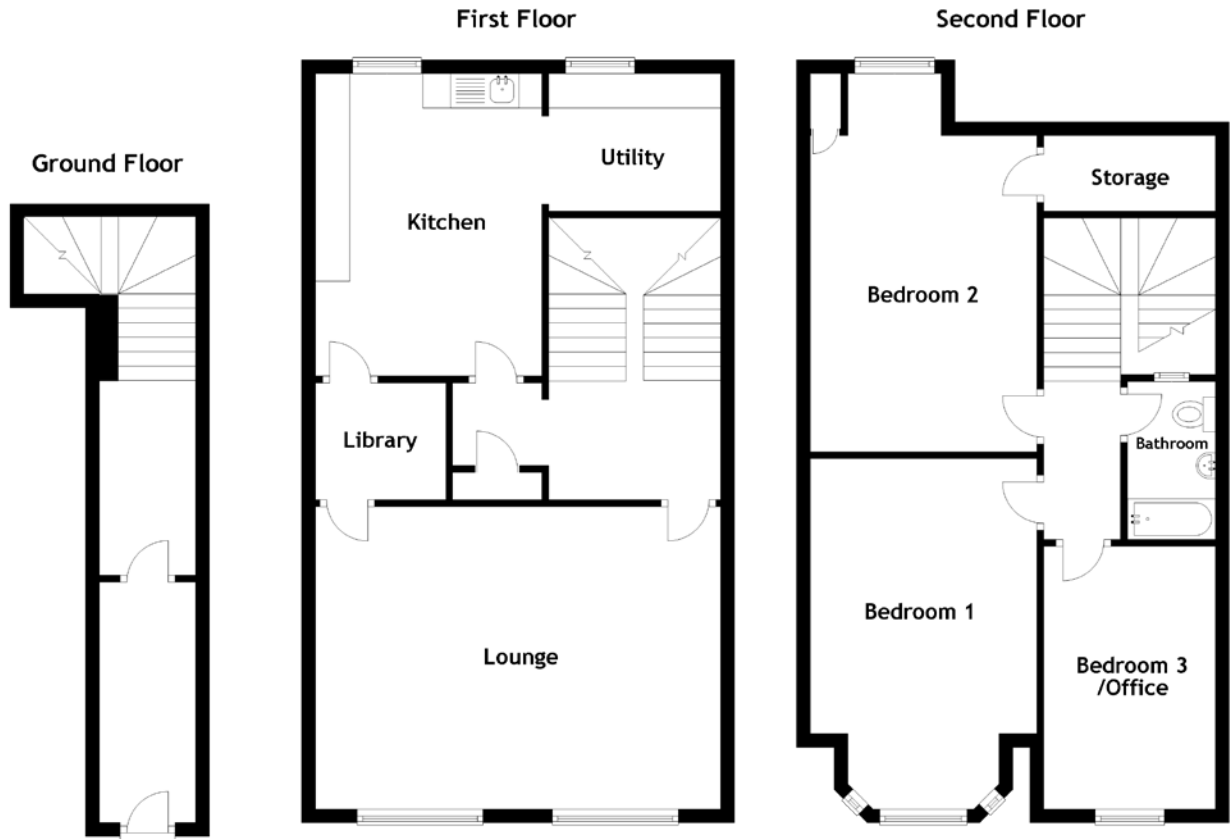


Parking is adjacent and resident parking permits can be purchased.

EXTERNAL & VIEW



FLOOR PLAN, DIMENSIONS & MAP



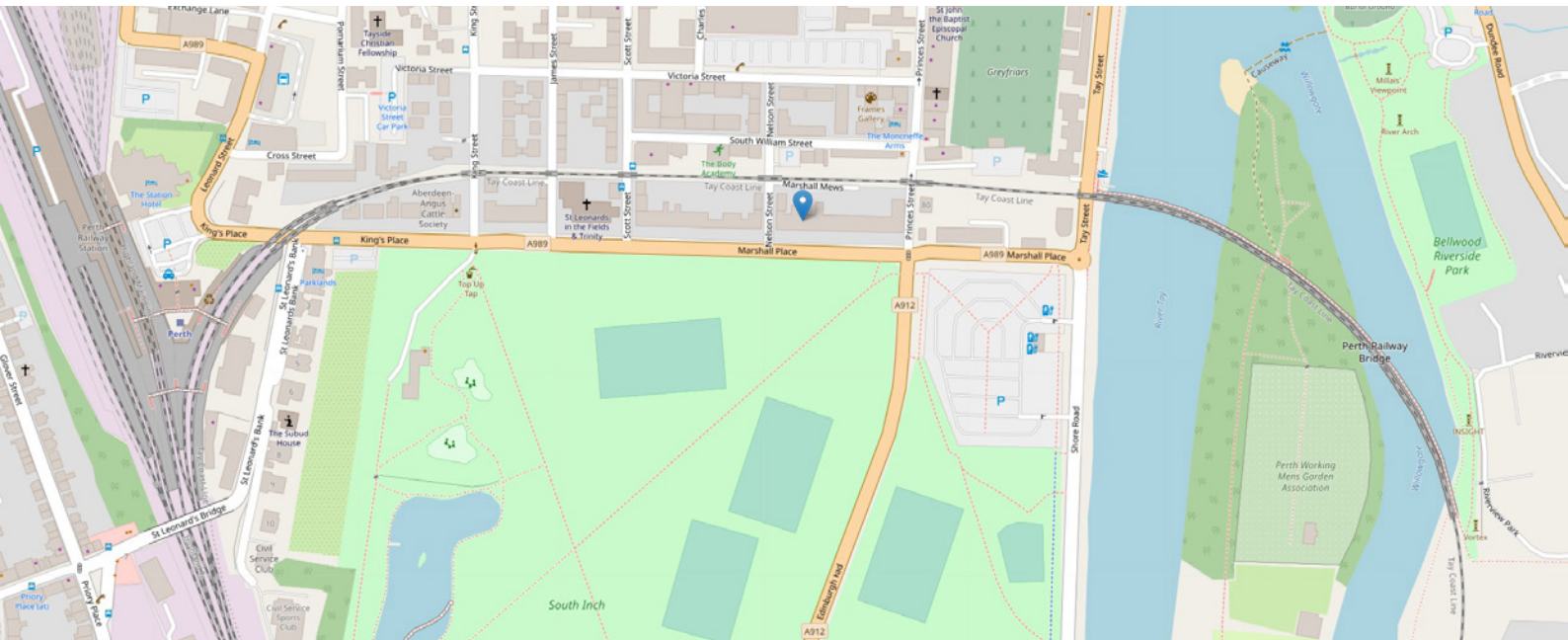
Approximate Dimensions (Taken from the widest point)

Lounge	6.00m (19'8") x 4.40m (14'5")
Library	1.90m (6'3") x 1.70m (5'7")
Kitchen	4.40m (14'5") x 3.30m (10'10")
Utility	2.50m (8'3") x 2.00m (6'7")
Bedroom 1	5.10m (16'9") x 3.30m (10'10")
Bedroom 2	5.50m (18'1") x 3.30m (10'10")

Bedroom 3/Office	3.90m (12'10") x 2.60m (8'6")
Bathroom	2.30m (7'6") x 1.40m (4'7")

Gross internal floor area (m²): 119m²
EPC Rating: D

Extras (Included in the sale): Dish washer, washing machine, oven, hob, carpets and blinds.



THE LOCATION

Marshall Place is located directly opposite the South Inch and within walking distance of the vibrant city of Perth which offers a comprehensive range of shops, bars and restaurants as well as art galleries, theatre, concert hall, and cinema. Leisure facilities include a swimming pool, ice rink and sports centres. For those who enjoy outdoor pursuits, the rivers, hills and lochs of the highlands are easily accessible and ideal for a variety of outdoor activities.





There are excellent road and rail links from Perth to Edinburgh, Glasgow, Dundee, Aberdeen and Inverness. The train station is a short walk away. Edinburgh Airport is about 35 miles away. In terms of education, there are popular primary schools within the catchment area of the property along with a choice of secondary schooling. Local private schools include Glenalmond College, Craigclowan, Kilgraston, Strathallan, Ardvreck and Morrisons Academy.

Perth City Centre, situated in the heart of Scotland, is a consistent winner of the Beautiful Britain award. It is home to a community of eclectic retailers, atmospheric eateries, and a bustling shopping centre.



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