



19 Pitcullen Terrace, Perth, PH2 7EQ  
Offers over £585,000

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## 19 Pitcullen Terrace Perth, PH2 7EQ

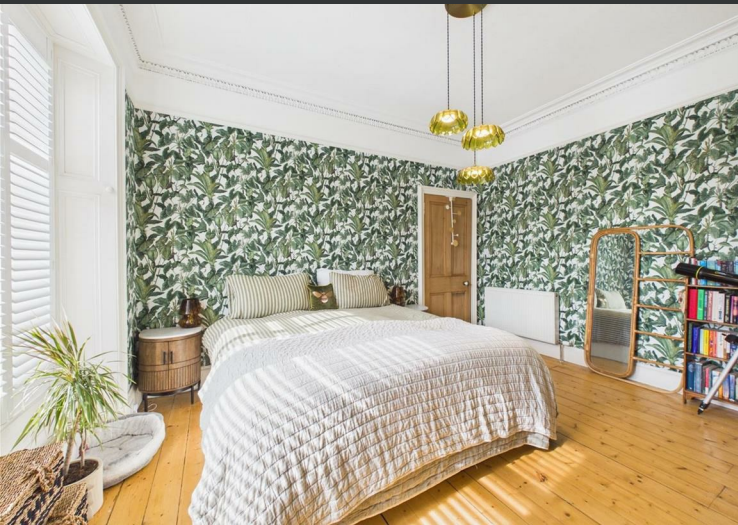
- Superb traditional semi-detached home
- Two en-suites & family bathroom
- Dressing room/Bedroom 5
- Bright living/family area
- Office, utility and boot room
- Four well-proportioned bedrooms
- Gas central heating & double glazing
- Stunning dining kitchen with island
- Characterful sitting/games room
- Very private rear garden

Blending elegant period character with beautifully considered modern interiors, 19 Pitcullen Terrace is a striking 4/5 bedroom semi-detached home with a real sense of space, style and flexibility.

The standout feature is the superb dining kitchen and living/family area, creating a bright, sociable heart to the home. The kitchen is finished with contemporary units, generous worktops and a large central island, while the adjoining living space is flooded with natural light from rooflights and French doors opening towards the garden. It is a wonderfully versatile space for everyday family life, entertaining and relaxed dining. Elsewhere on the ground floor, the separate sitting room/games room brings a different character, with decorative cornicing, timber flooring and a fireplace adding charm and warmth. A dedicated office, useful boot room, utility room and WC provide excellent practical space. Upstairs, there are four well-proportioned bedrooms, with two benefiting from en-suite facilities, alongside a further bathroom and separate dressing room - formerly a single bedroom. Outside, the mature rear garden offers a generous lawn, established planting and space for outdoor seating, while the gravelled frontage provides off-street parking. A characterful home with a confident modern edge, offering an excellent balance of period detail, contemporary living and everyday practicality.

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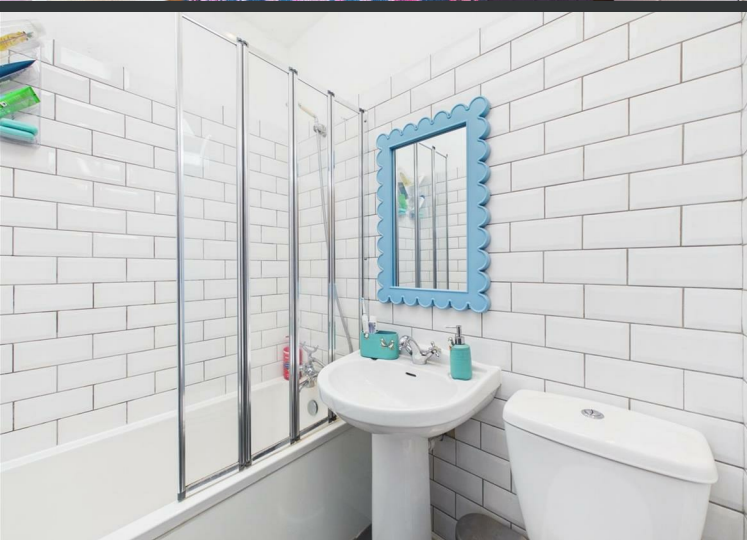


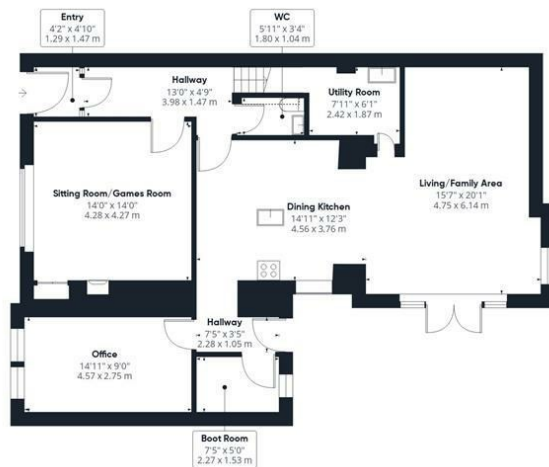


## Location

Pitcullen Terrace sits within the popular Kinnoull area of Perth, offering an appealing mix of established residential surroundings and excellent access to the city. Perth city centre is close at hand, with a broad choice of shops, cafés, restaurants, leisure facilities and cultural attractions. The area also benefits from easy access to attractive green spaces and countryside, making it well suited to those who enjoy both city convenience and the outdoors. Road links are straightforward, connecting Perth with Dundee, Edinburgh, Glasgow and destinations throughout Perthshire, making this a particularly well-connected setting for family and professional life.



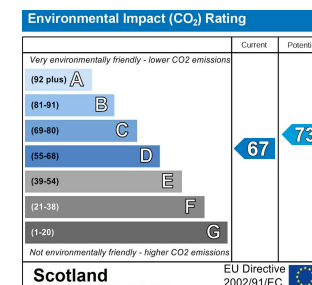
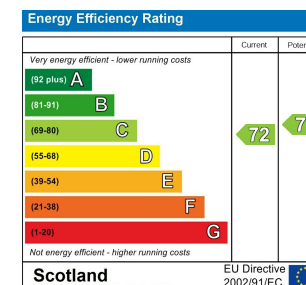
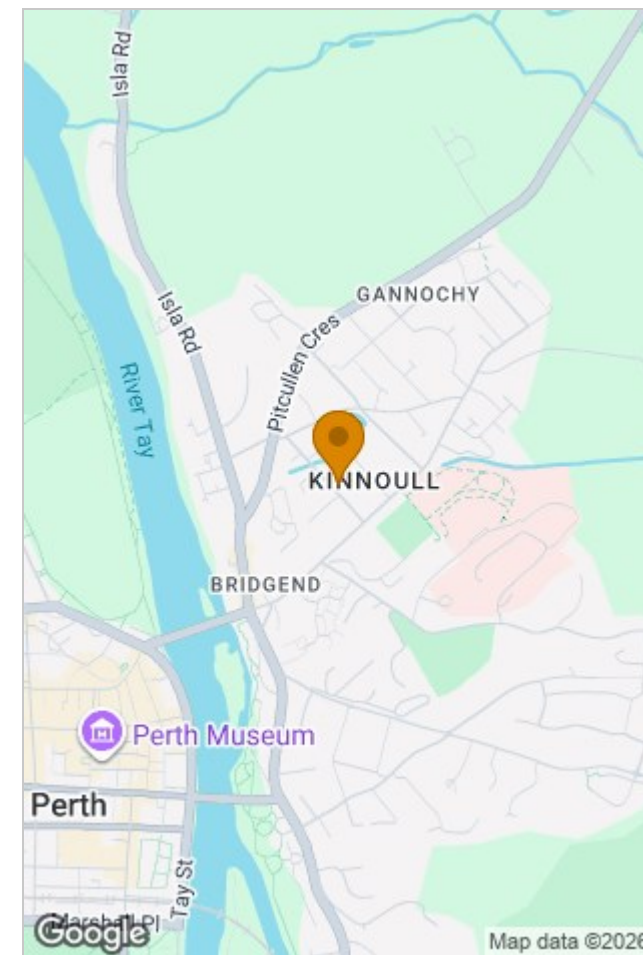




Ground floor



Floor 1



## Viewing

Please contact our Perth Office on 01738 260 035

if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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