



41 St. Magdalenes Road, Perth, PH2 0BT
Offers over £259,500

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41 St. Magdalenes Road Perth, PH2 0BT

- Prestigious St Magdalenes Road location
- Separate home office
- Beautiful period features
- Bright dining area with rooflights
- Mature private rear garden
- Four spacious bedrooms
- Elegant bay-windowed lounge
- Contemporary galley kitchen
- Stylish family bathroom
- Walking distance to city centre

Situated on one of Perth's most prestigious and sought-after residential streets, 41 St Magdalenes Road is a beautifully presented traditional villa offering an exceptional blend of period character and modern comfort. With four bedrooms and flexible living accommodation, this charming home is perfectly suited to families, professionals or those looking to enjoy an enviable location close to the city centre.

A welcoming entrance hall leads to the impressive bay-windowed lounge, where ornate cornicing, high ceilings and a feature fireplace create an elegant yet relaxing living space. A separate dining room provides the perfect setting for family meals and entertaining, while the contemporary galley kitchen is accessed from the dining area and benefits from large rooflights that flood the space with natural light. The ground floor also benefits from a generous double bedroom and a stylish family bathroom. Upstairs, there are two spacious double bedrooms, both enjoying attractive outlooks, together with a single bedroom which could also be used as a home office, ideal for remote working or hobbies. Outside, the mature rear garden provides a private and peaceful retreat with established planting, lawn and plenty of space to enjoy the outdoors. Combining timeless period features, versatile accommodation and a prime Perth address, this is a superb opportunity to acquire a characterful home in one of the city's most desirable locations.

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Location

St Magdalenes Road is one of Perth's most desirable residential addresses, renowned for its attractive period homes, leafy surroundings and excellent convenience. The city centre is just a short walk away, offering a wide selection of shops, cafés, restaurants and leisure facilities. The area is well served by highly regarded schools, making it particularly appealing to families, while nearby parks, the South Inch and riverside walks provide fantastic outdoor space. Excellent road and rail links offer straightforward commuting to Dundee, Edinburgh and Glasgow. This established neighbourhood perfectly combines peaceful living with easy access to everything Perth has to offer.







Dining Room
10'10" x 12'5"
3.31 x 3.81 m



Landing
8'9" x 3'2"
2.69 x 0.98 m

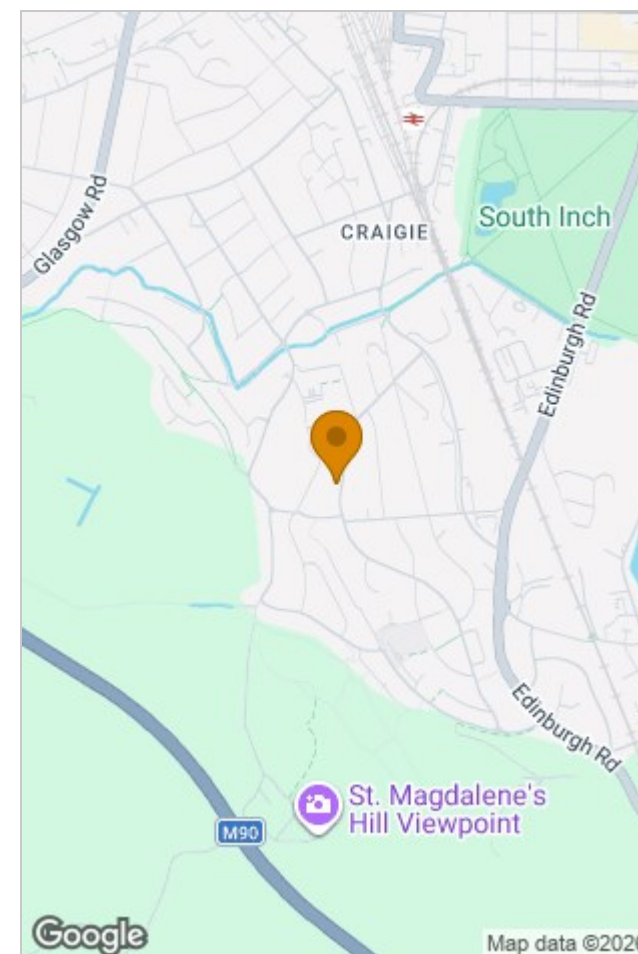
1303 ft²121 m²105 ft²9.7 m²

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	64	73	Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	59	67
Scotland EU Directive 2002/91/EC 			Scotland EU Directive 2002/91/EC 		

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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