



32 OAKBANK CRESCENT
Perth, PH1 1DF



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A bright and spacious detached family home providing flexible and generously proportioned living accommodation, situated on an attractive residential street and within commuting distance of Edinburgh.

Accommodation:

Lower Ground Floor: Guest Bedroom Suite, Utility Room

Ground Floor: Dining Kitchen open plan to Living area, Family Room, Double Bedroom 1/Office, Double Bedroom 2 with en-suite Shower Room, Double Bedroom 3 with en-suite Shower Room, WC.

First Floor: Two further Double Bedrooms both with en-suite facilities.

Exterior: The garden is predominantly laid to lawn with a range of mature trees, shrubs and bushes. Patio terrace.

Substantial private driveway providing ample parking. Integral Double Garage.



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SITUATION

No 32 occupies a fantastic corner plot position within the popular Oakbank area of Perth. Perth is around 21 miles from Dundee, 37 miles from Stirling and around 44 miles from Edinburgh.

Perth is a vibrant city with a comprehensive range of shops, professional services, bars and restaurants, as well as art galleries, a theatre, a concert hall, a cinema, an ice rink and a swimming pool. The surrounding countryside hosts an abundance of leisure pursuits and attractions, including hill walking and mountain biking in the hills and glens, shooting and stalking on local estates and fishing on the River Earn and Tay. There is national hunt racing at Scone Palace, which also hosts the Game Conservancy's Scottish Fair, and a choice of local golf courses, including the North Inch Golf Course (one of the oldest in Scotland), Craigie Hill, Murrayshall and a championship course at Rosemount in Blairgowrie. The prestigious facilities of the internationally renowned Gleneagles Hotel are approximately 20 miles away, which includes three golf courses, the country club, a shooting school and restaurants.

There is secondary schooling available in Perth and a wealth of independent schools within Perthshire, including Craigclowan Preparatory School in Perth, Ardvreck and Morrisons Academy in Crieff, as well as Strathallan School and Glenalmond College.

The property is well positioned for convenient access to Scotland's arterial transport networks. From Perth the M90 provides motorway access south towards Edinburgh and the A9 continues west towards Stirling, feeding into the motorway network towards Glasgow. The A90 links Perth to Aberdeen and Dundee where there is an airport with regular flights to London. Edinburgh airport can be reached from Perth in approximately an hour, in normal traffic, and provides both international and domestic connections. There is a railway station in Perth with services to Edinburgh, Glasgow, Dundee, Aberdeen and Inverness.

GENERAL DESCRIPTION

No 32 is a fantastic family home set across three floors, with separate access on the lower ground and ground floor - ideally suited for multi-generational living. The property has been sympathetically renovated and extended over the passage of time to provide comfortable and tastefully presented modern living accommodation. The accommodation is well-portioned and provides flexibility of use with a highly specified interior.

Accessed off Oakbank Crescent, No 32 is approached through a timber pedestrian gate framed by stone walls which opens to a generous pathway that leads to the main entrance into the house which is sheltered beneath an overhanging porch.

The house can also be accessed off Oakbank Place. No 32 is approached through broad, timber double gates framed by timber fencing which open to a large, attractive courtyard, with stairs leading to the main entrance.





A decorative part glazed door opens to the Entrance Vestibule with ceiling spotlight. An inner door opens into the welcoming Entrance Hall. Accessed off the entrance hall double doors open to the Dining Kitchen open plan to the Living area, which is the heart of the house. An exceptional sun-drenched reception room flooded with natural light via the dual patio doors and large windows which provide a charming outlook over the rear garden and nearby hills and golf course. The Dining Kitchen has been thoughtfully configured to align with modern lifestyle trends and incorporates a large dining and living area which allows for sociable and relaxed family living, as well as entertaining larger parties. The kitchen has been fitted with a generous array of kitchen units providing ample storage with worksurfaces. The units incorporate a NEFF induction hob with extractor fan above, NEFF oven and grill, fridge, freezer, dishwasher and stainless-steel sink with draining area.

Adjacent is the Family Room with wall-mounted bookshelves and a large window providing a nice outlook over the neighbourhood and the hills beyond. Across the hall is Double Bedroom 1 with built in wardrobe. This room is currently utilised as an Office. Accessed off the entrance hall to the front of the house are two further Double Bedrooms both with built in wardrobes and en-suite facilities. Completing the ground floor accommodation is the WC and a storage cupboard.

The architecturally stunning staircase with glass panels rises to the First Floor giving access to further Bedroom accommodation. Double Bedroom 4 is generously proportioned with mirrored built in wardrobes and an en-suite Shower Room. Across the landing is Double Bedroom 5 which is sumptuously proportioned with a walk-in wardrobe and an en-suite Shower Room. Both Bedrooms have coombed ceilings and benefit from dual Velux windows with pleasant green views overlooking the nearby hills.

From the entrance hall stairs lead down to the Lower Ground Floor giving access to Double Bedroom 6 with a spacious dressing room and en-suite Bathroom. This 28m² room could have many different uses such as a generous studio flat or a large, collaborative office, in combination with the adjacent changing room/dressing room. Opposite is the sizeable Utility Room with floor mounted storage units and worksurfaces, offering flexibility as a kitchenette, incorporating a stainless-steel sink with draining area. There is a storage cupboard housing the high capacity hot water tank and boiler. A separate door provides access to the basement area which has been fully insulated and fitted with lighting throughout and provides useful storage space. A door provides access to the integral Double Garage with light and power.

The accommodation is spacious and well-appointed throughout and clever use has been made of large windows, Velux windows and patio doors all maximising natural light and views overlooking the garden grounds. Each room is generously proportioned, offering flexible use for family living, home working and entertaining. The property benefits from energy efficient waterborne underfloor heating throughout.



This energy efficient house is divided into 14 heating zones with individual thermostats for maximum comfort and economy and is widely fitted with modern LED downlights.

Garden

The garden surrounds the house attractively and has been thoughtfully landscaped by the seller. Bounded by stone walls and timber fencing, it is something of a protected haven providing a sense of privacy and seclusion. There are areas of lawn with evergreen shrubs to the front of the house and a pathway alongside apple trees leads to the rear garden, which is a suntrap with sun from 6 am to 9 pm in the summer months. The garden includes generous areas of lawn and a large patio area that provides an ideal space for al fresco dining in the warmer months. There is a separate, west-facing, gravelled BBQ and firepit zone for evening meals in the summer. To the west of the house is an integral, sheltered potting shed area for gardening equipment and green projects.

Accessed via the dining kitchen on the upper ground floor is a large, decked terrace which benefits from the sun throughout the day and excellent views of the local golf course and nearby hills.

Accessed off Oakbank Place gates open into the large monobloc driveway providing ample parking and gives approach to the integral Double Garage with remotely controlled dual up and over doors.



GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment through the Sole Selling Agents.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is PH1 1DF

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price.

Local Authority

Perth & Kinross Council, Pullar House, 35 Kinnoull Street, Perth PH1 5JD. Tel: 01738 475 000

Council Tax

Band G

EPC Rating

Band B

Services

Mains water, electricity, gas and drainage. Hot water tank. Waterborne underfloor heating on all three floors.





Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above. The purchaser(s) will be held to satisfy themselves of the nature of all such servitude rights and others. All rights of wayleave, drainage and access in respect of any property retained by the seller will be reserved.

Particulars and Plans

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Websites and Social Media

This property and other properties offered by Rettie & Co can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com, www.uklandandfarms.co.uk and www.thelondonoffice.co.uk.

In addition, our social media platforms are Facebook.com-RettieTownandCountry; Twitter.com- RettieandCo, Instagram and LinkedIn.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained

in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

Rettie & Co, their clients and any joint agents give notice that:

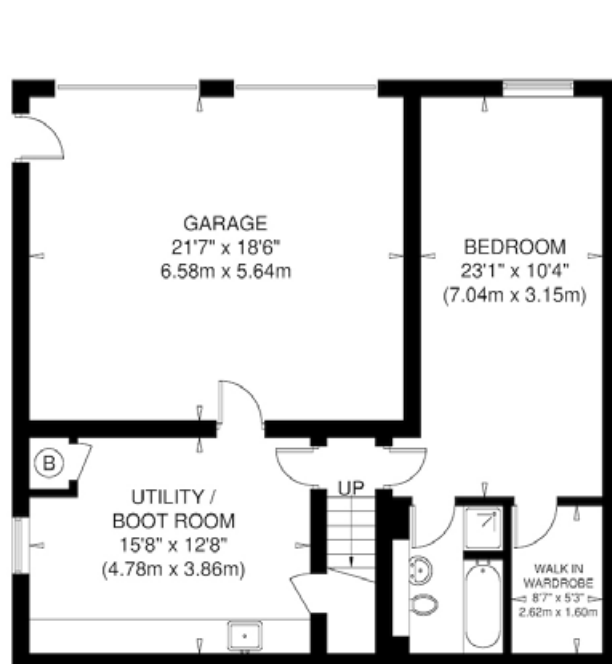
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

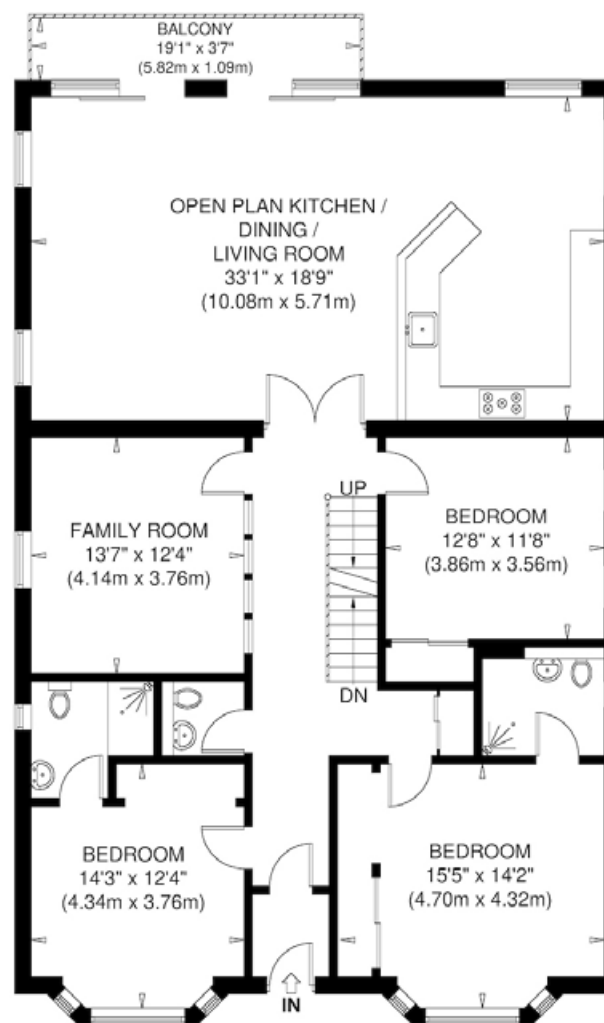
3. All descriptions or references to condition are given in good faith only. Whilst every endeavor is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.



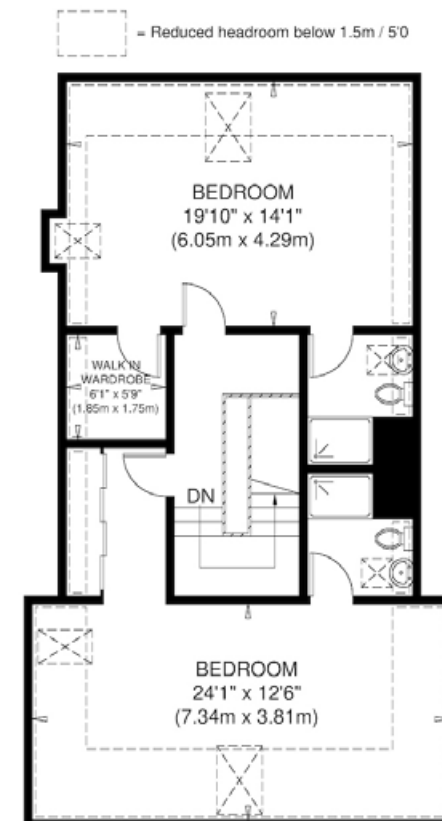




LOWER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 98.9 SQ M / 1064 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 159.1 SQ M / 1712 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 84.3 SQ M / 907 SQ FT

OAKBANK CRESCENT
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 342.3 SQ M / 3684 SQ FT
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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Proof and Source of Funds/Anti Money Laundering Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction. All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

RETTIE

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