



Mount Florence, Bowerswell Lane, Kinnoull, Perth

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP

Mount Florence, Bowerswell Lane, Kinnoull, Perth, PH2 7DL

A wonderful family home forming part of a substantial stone-built town house with detached cottage, mature garden and enjoying a hidden area in Kinnoull, Perth.

Dundee 22 miles, Edinburgh 47 miles

Porch | Entrance hall | Drawing room | Family room/dining room | Study | Kitchen/breakfast room | Utility | Store | Wine store | 6 Bedrooms | 2 Family bathrooms | Shower room | Mature and fully enclosed garden | Double garage | Private Drive | EV charging point | EPC Rating D

Garden Cottage: Porch | Hallway | Sitting room | Kitchen | Bedroom | Shower Room

The property

Mount Florence is a striking property with well-preserved traditional stone elevations offering over 3,500 sq. ft. of flexible and characterful accommodation and a blend of period and contemporary features.

The bright glazed entrance porch opens into a capacious open plan dining and family space, with a bay window offering leafy views, high corniced ceilings, exposed wooden floorboards, a unique fire surround with charming stove and a wide range of bespoke fitted shelving and display units. The area flows into the central hallway with a beautiful wooden staircase with stain glass window rising to the first floor and a hall leading to a sleek shower room with a wide glazed walk-in shower and marble tiling and a wine store adjacent. Further is the bay-fronted kitchen/breakfast room, another sociable space with glazed panels offering views to the hall, comprising a large selection of glossy modern wall and base cabinetry with various deluxe integrated appliances. Alongside is a roomy utility/playroom/snug area and boiler room, with access to the attached garage via the rear

vestibule. The first floor houses a charming drawing room with ornate cornice, a ceiling rose, electric fire, elevated views and window seats and a peaceful study alongside. There are also two well-proportioned bedrooms and a stylish family bathroom with cast iron bath. The second floor is home to a storeroom and another well-sized family bathroom with cast iron bath serving a further four attractive bedrooms.

Outside

Sitting within a well-arranged private plot, the property is approached via a driveway offering parking to the front and side of the property, there is a cobble terrace to the side of the property with EV charging station and parking, there is additional parking alongside the attached garage. Small lawns, tall mature trees and a wide range of shrubbery form the front gardens. Sitting alongside the detached cottage is its private parking area. To the rear of the property is a section of levelled lawn and further, a paved patio perfect for family barbeques and a summerhouse.





Floorplans

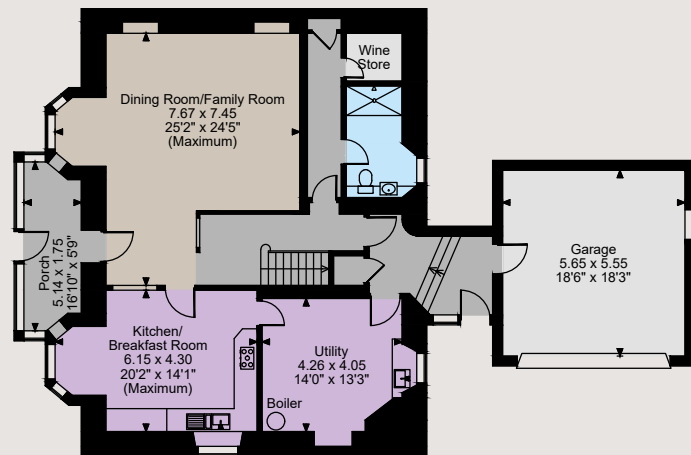
Mount Florence, Bowerswell Road, Perth

Main House internal area 3,531 sq ft (328 sq m)

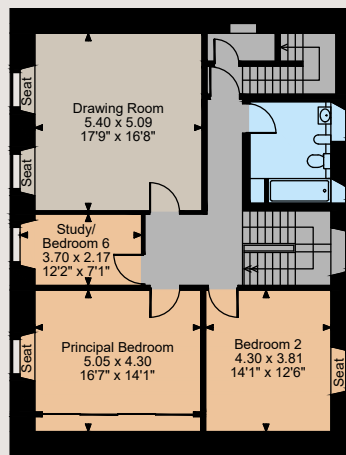
Garage internal area 338 sq ft (31 sq m)

Cottage internal area 664 sq ft (62 sq m)

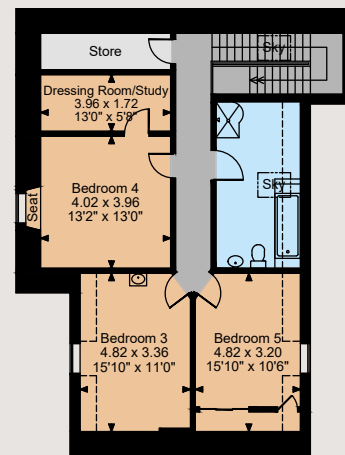
Total internal area 4,533 sq ft (421 sq m)



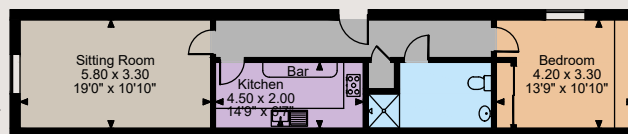
Ground Floor



First Floor



Second Floor



Cottage

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Directions

Postcode: PH2 7DL

what3words: ///fonts.stud.spin

General

Local Authority: Perth & Kinross Council

Services: Water – mains, drainage – mains, electricity – mains, heating – gas.

Council Tax: Band G

Tenure: Freehold

Movables: By separate negotiation

Right of Access: Adjoining neighbours have a right of access over the garden for building repairs.

Perth

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