



# Flat 3, Ardchoille House

Strathmore Street, Perth

**STRUTT  
& PARKER**

BNP PARIBAS GROUP

## A two bedroom apartment located in a sought-after Kinnoull location near to the city centre.

An appealing ground floor apartment forming part of a Category B listed property and featuring sash glazing, and neutral décor throughout, the whole combining to provide an elegant and practical living and entertaining environment. It is located in a desirable residential area near to local city centre amenities.



**1 RECEPTION ROOM**



**2 BEDROOMS**



**1 BATHROOM**



**GARAGE**



**GARDEN**



**FREEHOLD**



**TOWN**



**815 SQ FT**



**OFFERS OVER  
£195,000**



### The property

Forming one of only eight apartments in a stone-built Scots baronial building dating from 1851 and believed to have been designed by Andrew Hieton of the Bryce School, Flat 3 Ardchoille House is an attractive ground floor apartment offering more than 800 sq ft of light-filled accommodation arranged over a single floor. Configured to provide an elegant and practical living and entertaining environment featuring sash glazing, high ceilings and neutral décor throughout, the accommodation flows from a welcoming L-shaped entrance hall with useful storage. It briefly comprises a generous sitting room with a feature marble fire surround and a door to the patio area and garden together with a well-proportioned breakfast kitchen with a range of wall and base units, complementary wooden work surfaces, modern integrated appliances and space for a good-sized breakfast and dining table. The accommodation is completed by a bedroom wing providing two double bedrooms, both with fitted storage, together with a family shower room. The property benefits from a study/store room and 2 additional storage cupboards.

There is a floored attic space the full length of Flat 3, Ardchoille House offering the possibility of conversion subject to the necessary planning permissions.

### Outside

Ardchoille House is approached over a tarmac driveway leading to the forecourt which provides resident and visitor parking. The well-maintained communal gardens surrounding the main building are laid mainly to areas of level and gently-sloping lawn bordered by well-stocked shrub beds and mature trees. They feature numerous seating areas, areas of light woodland with natural planting and a host of woodland walks together with a pedestrian gate giving access to the main route across the bridge into the city centre. Flat 3 benefits from a private garden of a manageable size, accessible from the sitting room, which features a paved and gravelled seating area screened by mature shrubs, the whole ideal for entertaining and outdoor dining.

Flat 3, Ardchoille House benefits from a garage.



## Location

The residential area of Kinnoull offers local amenities including a hospital and primary school. Located on the opposite bank of the River Tay, Perth offers comprehensive city shopping, services, bars, restaurants, art galleries, a theatre, concert hall and cinema. Local sporting facilities includes numerous golf courses, a swimming pool, ice rink and two sports centres. The city is known as a gateway to the Highlands, where the rivers, hills and lochs provide opportunities for walking, climbing, sailing, rafting and skiing; fishing, shooting and stalking are also available on local estates. Transport links are excellent: the M90 links to Edinburgh, the A9(T) links to Inverness, Dundee, Stirling and on to Glasgow, Perth station (1.2 miles) provides regular trains to major towns and central London.



## Distances

- Perth High Street 0.5 mile
- M90 (Junction 11) 2.3 miles
- A9 (Falkirk-Thurso road) 2.5 miles
- Dundee Airport 18.8 miles
- Dundee 21.0 miles
- Edinburgh Airport 42.3 miles
- Edinburgh 45.2 miles

## Nearby Stations

- Perth

## Key Locations

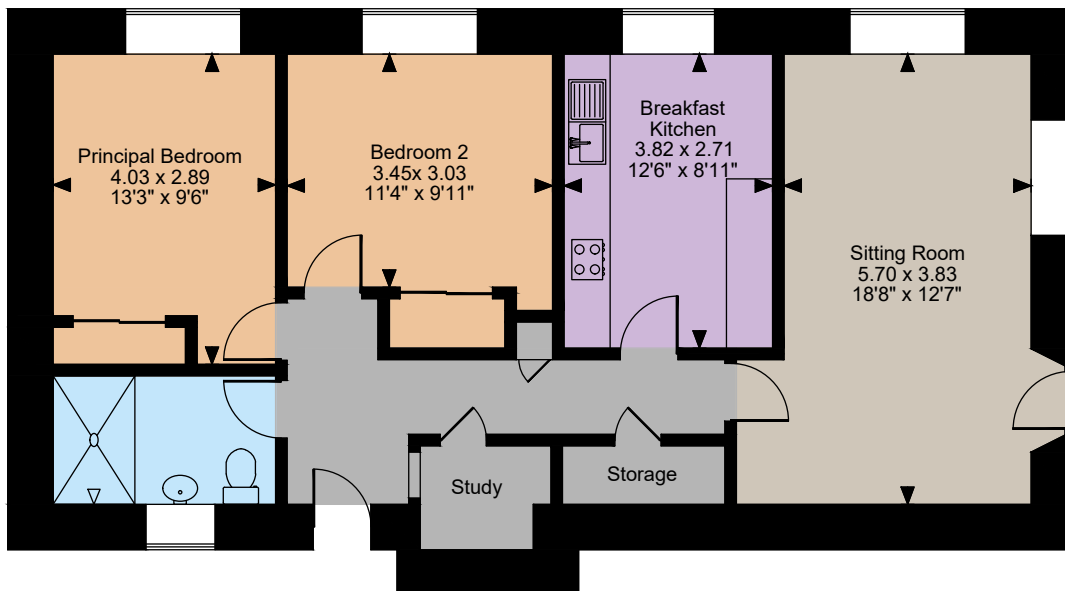
- Scone Palace
- The Black Watch Castle & Museum (Balhousie Castle)
- Perth Museum and Art Gallery
- Branklyn Garden (National Trust)
- Kinnoull Hill Woodland Park
- Huntingtower Castle
- Elcho Castle
- Dundee Museum of Transport

- Glamis Castle
- Falkland Palace & Garden (National Trust)

## Nearby Schools

- Kinnoull Primary School
- RDM Primary School, Scone
- Perth High School
- High School of Dundee
- Strathallan School
- Glenalmond College





Ground Floor

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

Main House internal area 815 sq ft (76 sq m)

Garage internal area 179 sq ft (17 sq m)

Total internal area 994 sq ft (92 sq m)

For identification purposes only.

## Directions

Post Code: PH2 7HP

**what3words:** ///verse.weep.remove- brings you to the driveway

## General

**Local Authority:** Perth & Kinross Council

**Services:** Electricity - mains, Water - mains, Drainage - mains, Heating - mains gas

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band E

**EPC Rating:** C

**Fixtures and Fittings:** Fitted carpets are included in the sale.

**Wayleaves and easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

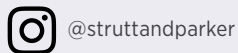
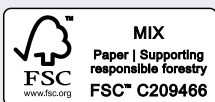
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## Perth

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