

2 Knowehead House

Dundee Road, Perth, PH2 7EY

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Ingram**



Introduction

Knowehead House is a beautiful Category B listed mansion house dating from the early 19th century, which has been sympathetically converted to form five exceptional apartments. Many original architectural features have been retained and carefully complemented by contemporary finishes, creating a perfect blend of period character and modern living.

The accommodation is arranged over two floors. The main entrance opens into a communal reception hall, with the apartment's entrance immediately to the right. Ahead is a privately owned cupboard with natural light, offering additional storage space.



A solid timber door, fitted with a video entry system, leads into a welcoming reception hall. A useful storage cupboard is positioned to the left, while a glazed balustrade overlooks the floor below, adding a sense of space and light. Both double bedrooms are located on this level. The principal bedroom has views across the gardens and towards the River Tay and has an en suite bathroom with a separate shower. The second bedroom overlooks the front of the property and has en suite shower room.

A contemporary staircase with glazed balustrading descends to the main living accommodation on the lower ground floor. The sitting room is centred around a wood-burning stove set on a slate hearth. To the rear, a recessed area provides space for a desk and chair, forming a practical home office. There is also additional storage beneath the staircase. French doors with glazed side panels open directly onto the paved patio and private garden grounds beyond.



The open-plan kitchen, designed by Bulthaup, is fitted with a good range of white gloss wall and base units, together with open shelving. Integrated Siemens appliances include an oven, microwave, induction hob with extractor hood, fridge and freezer. A matching central island provides further storage and informal seating. Adjoining the kitchen is a utility area with coordinating cabinets and plumbing for a washing machine. This follows through to a WC with wash basin.

A second set of French doors opens onto the paved courtyard, providing another source of natural light, within this bright and comfortable living space.

Set within mature, landscaped grounds, Knowehead House enjoys a peaceful and private elevated setting, with views across the River Tay to Perth city. The apartment has its own private garden area, together with access to communal grounds.

Within the secure gated grounds, the apartment has two allocated parking spaces.





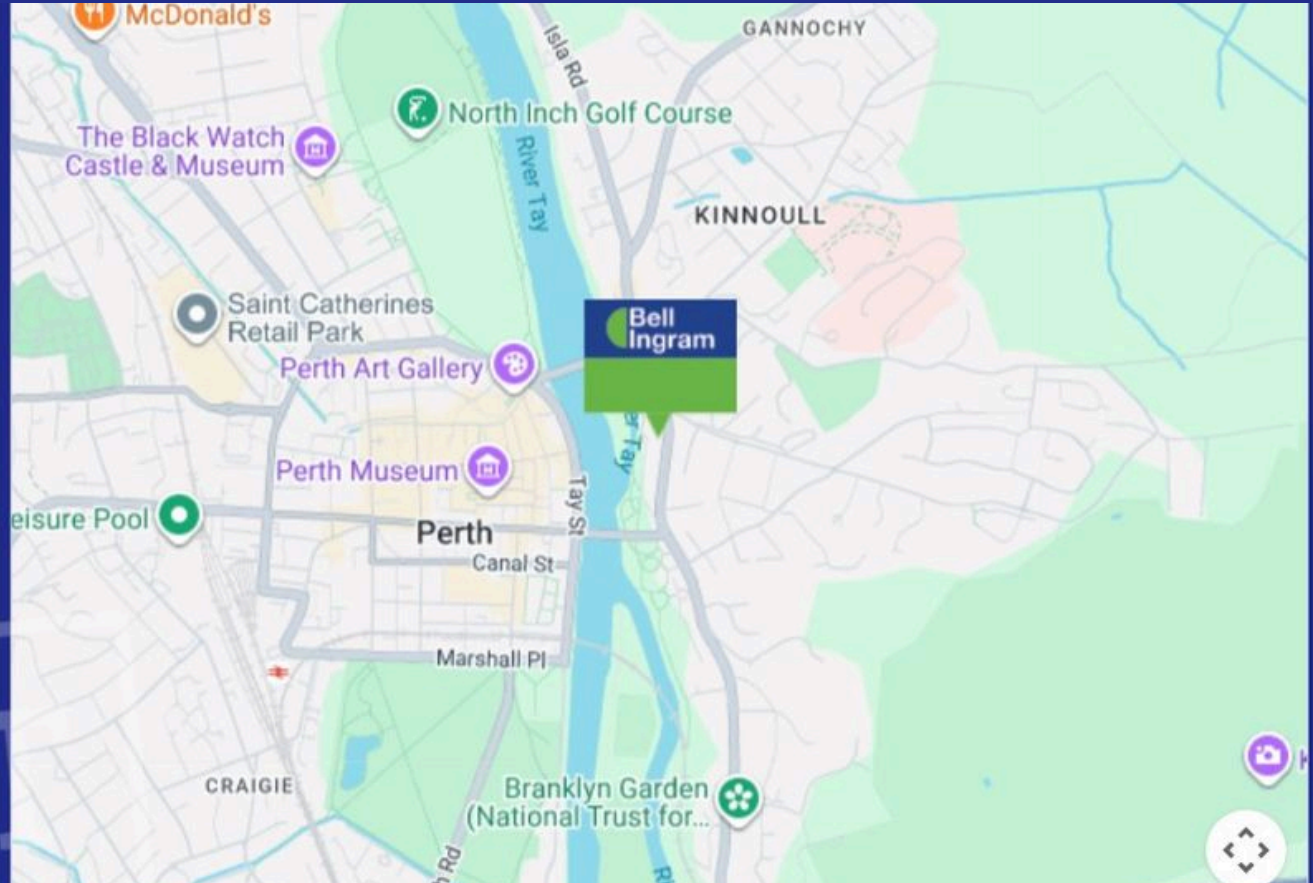


Location

Knowehead House occupies a prime elevated position above the banks of the River Tay, within one of Perth's most established residential areas. The surrounding neighbourhood is characterised by substantial detached homes, many dating from the 19th century, and is conveniently located within walking distance of the city centre. Well placed for both local amenities and wider travel, the apartment has easy access to Perth's road network and major transport links.

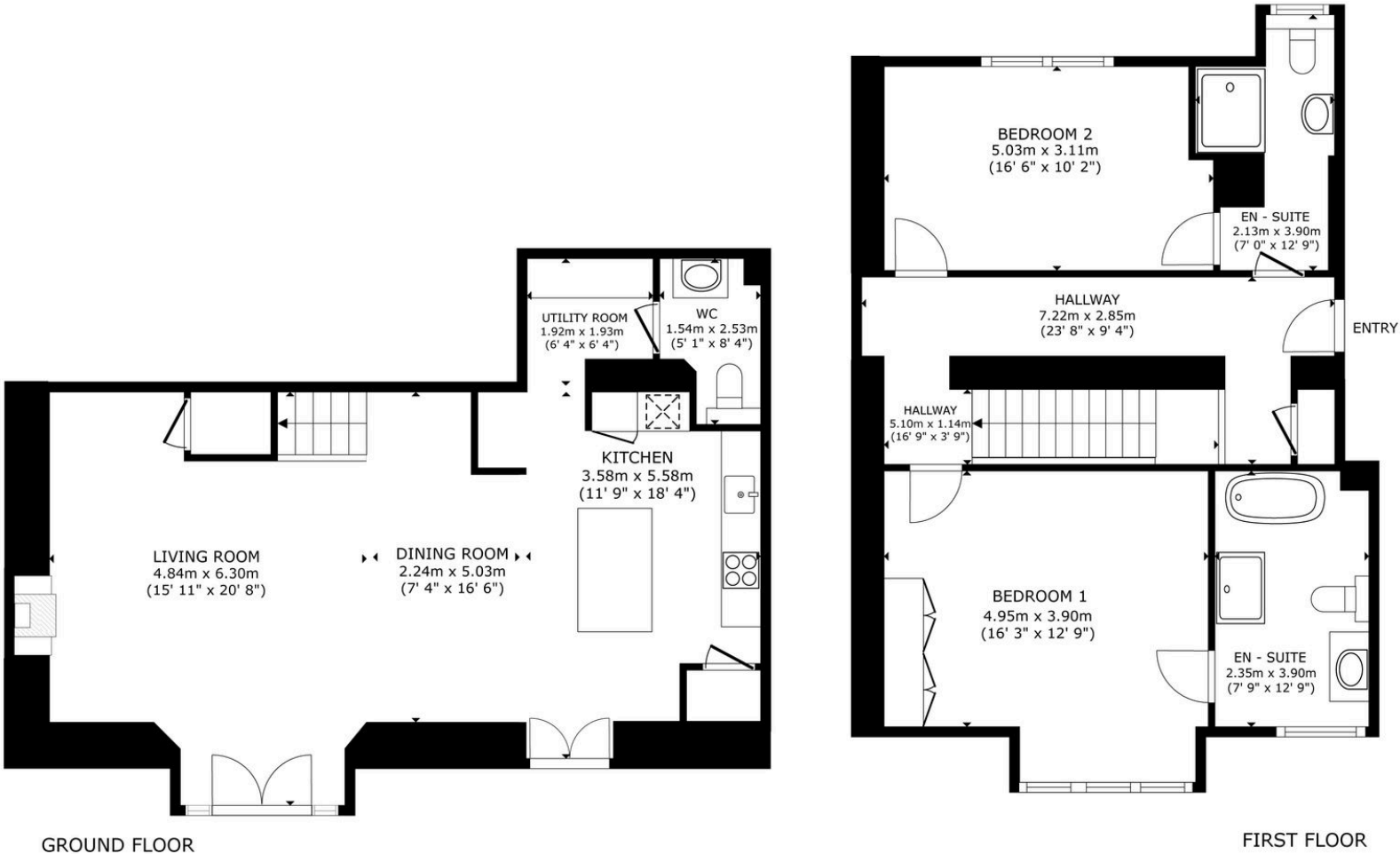
Perth has an extensive range of shops, supermarkets, professional services and leisure facilities. Its strategic location at the heart of Scotland offers excellent road connections to Edinburgh, Glasgow, Dundee, Aberdeen and Inverness, while the railway station provides regular services to destinations across the country.

The area is particularly well served by recreational and sporting opportunities. Scone Palace, one of Scotland's most prestigious historic estates, lies approximately two miles from the property and hosts a variety of events throughout the year, including National Hunt racing, polo and the Scottish Game Fair. There are numerous golf courses within easy reach, including Gleneagles, Murrayshall and Blairgowrie. Perth also serves as a gateway to the Highlands, with opportunities for hillwalking, outdoor pursuits and skiing at Glenshee and Aviemore.



Plans

66.. sqm (804 sqft)



2 Knowehead House, Dundee Road, Perth PH2 7EY

GROSS INTERNAL AREA
GROUND FLOOR: 66.5 m² (716 sq.ft.), FIRST FLOOR: 74.7 m² (804 sq.ft.)
TOTAL : 141.2 m² (1,520 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Details

Local Authority

Perth & Kinross Council

Council Tax

Band = F

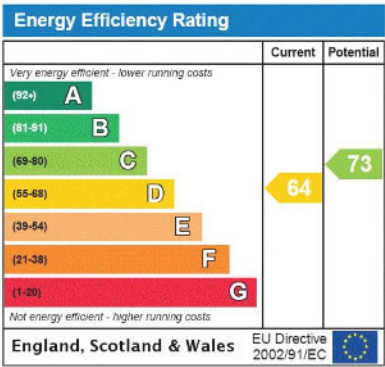
Tenure

Freehold

EPC

EPC Rating = D

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Services & Additional Information

Directions

From Perth city centre, cross over the River Tay by way of the Queens Bridge and bear left. After about 230m, the gated entrance to Knowehead House is on the left.

For viewers using the 'what3words' app, the entrance to Knowehead House is: ///total.spot.dwell

Services

Mains electricity, water, gas and drainage.

Hacking and Paterson are the Managing Factors for Knowehead House. The factoring costs are charged quarterly varying from £400-£600 per quarter depending on the season for the upkeep of the landscaped garden maintenance. The charge also includes block building insurance, communal lighting and communal area cleaning.

Fixtures and fittings

The blinds and integrated appliances are included in the sale.

Agents Note

Please note that the seller of 2 Knowehead House is an employee of Bell Ingram LLP.

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Offers Over £350,000



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