

32 Oakbank Crescent

PERTH, PH1 1DF







www.mcewanfraserlegal.co.uk



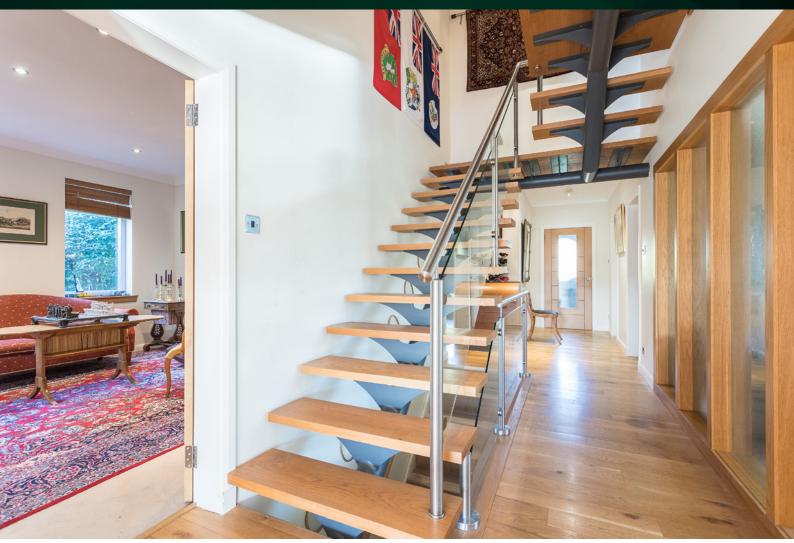
info@mcewanfraserlegal.co.uk

Completely rebuilt, remodelled and extended to create an outstanding home of merit over three floors



Highly desirable location within walking distance to Oakbank primary school, the original Bungalow has been completely rebuilt, remodelled and extended with waterborne, underfloor heating over three floors and modern insulation throughout to create an outstanding home of merit. The space has an open, striking, mid-century modern feel about it that is warm and welcoming at the same time. This home is a veritable Tardis.

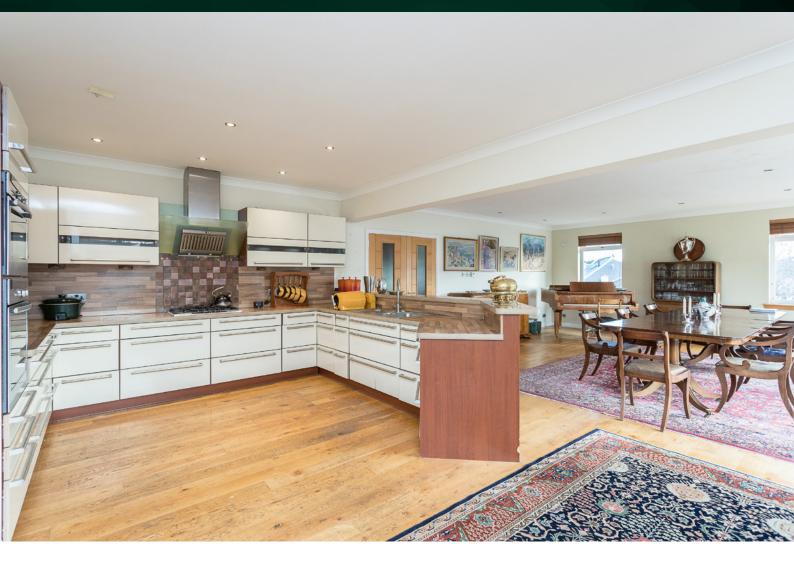
THE ENTRANCE HALL





The floating staircase acts as the dramatic spine of the building with a glass balustrade revealing the fine finish of this light-infused home. Oak flooring creates a warm and elegant look that seamlessly merges the hall into the main family room. From the front door you know you are entering a special home and your eye is automatically drawn toward the balcony at the far side. Storage is plentiful including walk-in wardrobes and there is even a basement that is ideal as an additional store. Each level of this home has a WOW factor.

THE KITCHEN/DINER



The main floor has the most incredible kitchen open-plan dining room and family room. How many public rooms have you seen that can hold a table for twelve seats, a baby grand Piano, and an abundance of kitchen units and worktops, and, still have space for soft furnishings and even a telescope if you wish? This stunning room has a swathe of glazed doors that open to the balcony. The kitchen wraps around with oodles of workspace.





BEDROOM 3



BEDROOM 4



BEDROOM 5/SITTING ROOM





THE LOUNGE







On the upper floor, the WOW is the walk-in wardrobe in the principal bedroom but each of the two generously proportioned rooms on this level has an en-suite shower room, in fact, every bedroom has an en-suite room, no queuing for the bathroom in this home. There are room thermostats throughout for easy, cost-efficient control of the gas heating.

THE MASTER BEDROOM





BEDROOM 2



The lower floor is currently given over to a successful e-commerce business where bedroom 6, complete with another walkin wardrobe and an en-suite bathroom with bath and shower, is the main office that is large enough to have a dedicated workspace and a boardroom table to host meetings. Also on this level is a huge utility or laundry room that gives access to the basement or cellar. A double garage has powered doors that open to the South facing garden and drive. This whole floor could be a dedicated, self-contained apartment for a family member. Of note is the under-floor heating. This home will surprise you from the minute you enter the front door.

BEDROOM 6/OFFICE



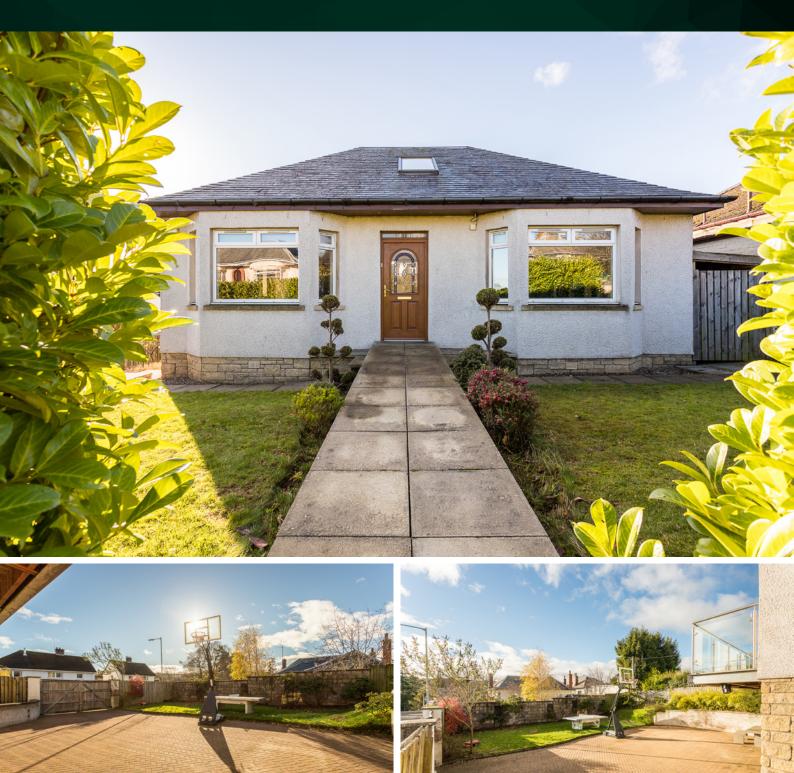
THE UTILITY





Externally. Situated integral with the property is a double garage with electrically operated up-and-over doors and there is a courtesy door leading from the utility room into the garage. The front garden area has been laid to grass with paved access pathways and boundaries are formed by stone walling. There are steps down to a lower level which has been laid to monoblock with another area laid to grass and boundaries are of stone walling and timber fencing offering plenty of room for the kids to play. The south-facing, sun-drenched back garden allows ball play and outdoors living late into the night thanks to the floodlit courtyard, with two separate spaces for fire pits. The property has the benefit of a gas heating system. There are room thermostats throughout.

EXTERIORS



FLOOR PLAN, DIMENSIONS & MAP







Approximate Dimensions (Taken from the widest point)

Lower Floor Bedroom 6/Office En-suite Utility Garage

Ground Floor Lounge Kitchen/Diner Bedroom 3 En-suite 7.00m (23') x 3.20m (10'6") 2.60m (8'6") x 1.80m (5'11") 4.90m (16'1") x 3.90m (12'10") 6.60m (21'8") x 5.70m (18'8")

4.20m (13'9") x 3.80m (12'6") 10.10m (33'2") x 5.70m (18'8") 3.80m (12'6") x 3.00m (9'10") 2.10m (6'11") x 2.00m (6'7") Bedroom 4 En-suite Bedroom 5/Sitting Room WC

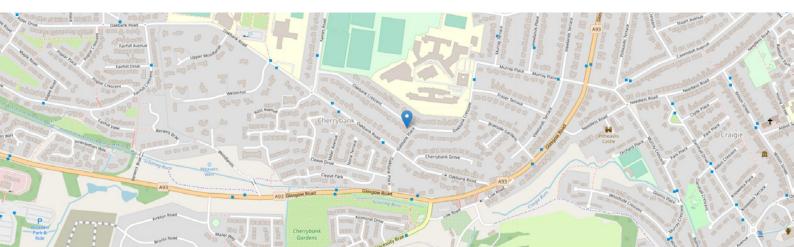
Gross internal floor area (m²): 297m²

First Floor Master Bedroom En-suite Bedroom 2 En-suite

EPC Rating: C

4.00m (13'1") x 3.70m (12'2") 2.20m (7'3") x 1.60m (5'3") 3.90m (12'10") x 3.60m (11'10") 1.40m (4'7") x 1.30m (4'3")

7.30m (23'11") x 3.80m (12'5") 2.20m (7'3") x 1.80m (5'11") 6.00m (19'8") x 4.30m (14'1") 2.30m (7'7") x 1.80m (5'11")



THE LOCATION

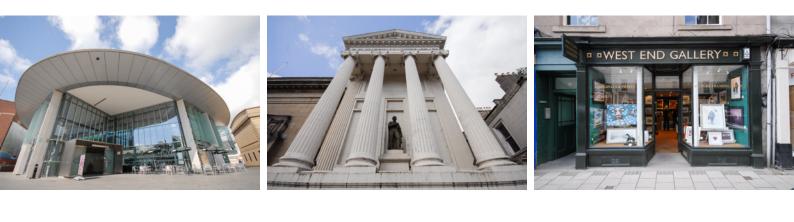
Oakbank Crescent is situated in a highly desirable, mature residential area of the City. Perth City Centre, situated in the heart of Scotland, is a consistent winner of the Beautiful Britain award.







It is home to a community of eclectic retailers, atmospheric eateries, a bustling shopping centre, a theatre and a concert hall. The City centre offers all social and cultural facilities and has a wide range of independent shops as well as some of the high street brands. Excellent schooling is available nearby at both senior and primary levels with additional independent schools such as Glenalmond, Strathallan, Kilgraston and Craigclowan in the vicinity. The area is well-serviced by public transport and the Perth Royal Infirmary is nearby.





Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves of the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, cresses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.