

## PRESTIGIOUS PREMISES

- > VIEWS OVER RIVER TAY AND PERTH.
- > CURRENTLY IN USE AS OFFICES
- > POTENTIAL TO REINSTATE TO RESIDENTIAL USE
- > LANDSCAPED GARDENS WITH OFF STREET CAR PARKING
- > OFFERS OVER £500,000

FOR SALE

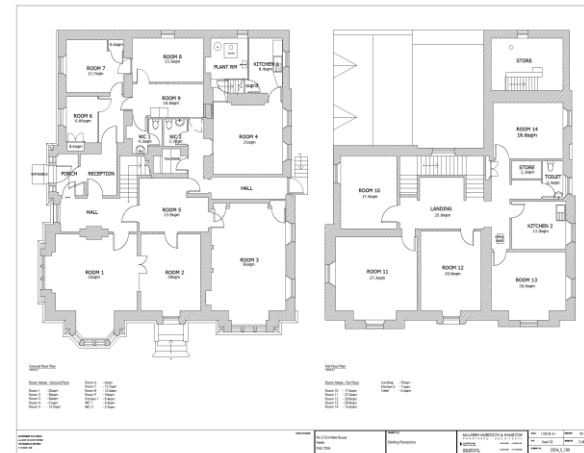
**2 DUNDEE ROAD, PERTH, PH2 7DW**

**CONTACT:** Jonathan Reid - [j.reid@shepherd.co.uk](mailto:j.reid@shepherd.co.uk) - 07747 770171 - [www.shepherd.co.uk](http://www.shepherd.co.uk)











## LOCATION

Perth is a city in central Scotland, on the banks of the River Tay. It is the administrative centre of Perth and Kinross Council area and the historic county town of Perthshire. As of mid 2020 the estimated population was 47,350 persons.

The subjects occupy an elevated position at the corner of Bowerswell Road and Dundee Road overlooking Perth city and the River Tay

## DESCRIPTION

The property comprises a large two storey detached sandstone Victorian villa that was originally constructed mid 19th Century and is Category C Listed. It has been in current ownership for over 50 years.

The house sits in attractive gardens and grounds of about 0.90 acres overlooking the River Tay towards Perth City Centre.

Access is via a private tarmac driveway that leads up to a large gardens with parking. The front door enters into a Vestibule and Entrance hall. The Ground Floor comprises of 3 large reception rooms at the front of the house offering views across the River Tay and Perth. There is a fourth good sized room and a Kitchen, boiler room with attic area above, an inner reception/library area and three further rooms at the rear of the property, two toilets and a kitchenette.

First floor comprises of three spacious rooms at the front offering views over Perth and to the hills and a further three good sized rooms. There is a large landing and currently one toilet.

Large attic space

The landscaped gardens has lots of potential for keen gardeners and is wonderfully peaceful and private.

Currently the house has been subdivided into useful individual office suites which share car parking, a common entrance porch, hallway and services but could easily be reinstated to the family home it once was.

Applications were submitted in 2022 for Change of Use to Residential Use – Planning Ref No 22/00535/FLL, minded to grant (withdrawn) and Listed Building Ref 22/00536/LBC granted.

## EPC

Available upon application.

## RATEABLE VALUE

Rateable value will require to be reassessed depending upon proposed use.

**VAT** - Prices are quoted exclusive of VAT

## PRICE

Our client is inviting offers in excess of £500,000 for their heritable interest.

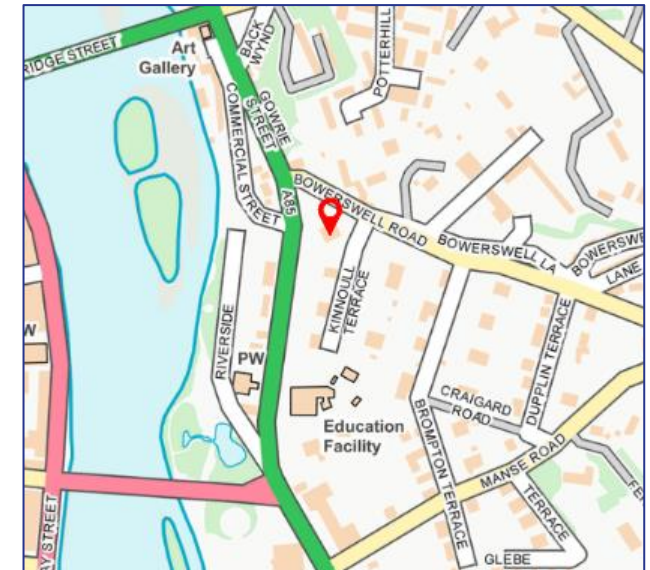
## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing And Transfer Of Funds (Information On The Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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ACCOMMODATION	SqM	SqFt
Ground Floor	173.36	1,866
First Floor	138.50	1,491
<b>TOTAL</b>	<b>311.86</b>	<b>3,357</b>

The above areas have been calculated on a net internal area basis in accordance with the RICS Code of Measuring Practice (Sixth Edition).



**For further information or viewing arrangements please contact the sole agents:**

**Shepherd Chartered Surveyors** 2 Whitefriars Crescent, Perth, PH2 0PA – 01738 638188  
Jonathan Reid – j.reid@shepherd.co.uk – 07747 770171

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