

Simple Approach



**Tayblick , Perth**  
**Perthshire PH2 7JX**

**Offers over £330,000**



Simple approach are delighted to welcome this very special home to the Perthshire property market. Tayblick is a unique home with spectacular river frontage. This stunning single storey property consists of a sizeable lounge benefitting from a feature fireplace with wood burning stove and incredible panoramic views of the river Tay from the large patio doors. From the lounge area open plan access is available to the separate dining room which leads onto the modern stylish kitchen and both of these spaces again benefit from the sensational views. Two good size bedrooms are also present one of which has an adjoining dressing room and En-suite facility. The accommodation is completed with a stylish family bathroom that incorporates a corner bath unit and separate walk in shower. In addition to the fabulous wood burning stove warmth is offered through the oil central heating system and the double glazed units throughout. Externally there is substantial garden grounds equating to approximately 6.5 acres which provides a home to local wildlife and 48 large oak trees. This tranquil setting provides an opportunity to enjoy the fine Scottish summer evenings whilst taking in the breath taking views on offer. For convenience the site also provides a single garage and parking for several cars. As the property is set in West Kinfauns Perth it enjoys some of Scotland's best road networks and commuting links. Viewing is highly recommended to appreciate the location, views and special property that is on offer.

**Lounge**

26'10" x 13'8" (8.18 x 4.19)

**Kitchen**

13'10" x 18'9" (4.23 x 5.73)

**Dining Room**

13'8" x 10'0" (4.19 x 3.07)

**Bedroom 1**

13'9" x 10'0" (4.21 x 3.05)

**En Suite**

6'10" x 8'0" (2.10 x 2.44)

**Dressing Room**

6'11" x 8'0" (2.11 x 2.44)

**Bedroom 2**

13'8" x 11'7" (4.19 x 3.54)

**Bathroom**

13'8" x 7'7" (4.19 x 2.32)

**Back Corridor**

7'7" x 4'3" (2.37 x 1.3)

**Directions For Tayblick, West Kinfauns**

As you drive through West Kinfauns coming in from Perth, drive for 3 quarters of a mile and as you come round to the bend on the road look to your right, there will be a large gate (it will have Simple Approach Estate Agents Boards). Drive through the open gate our agent will be waiting for you. Someone will be there to chauffeur you over the railway bridge to take you into 6 and half acres of land that comes within Tayblicks grounds. Enjoy your viewing, you're in for a treat.



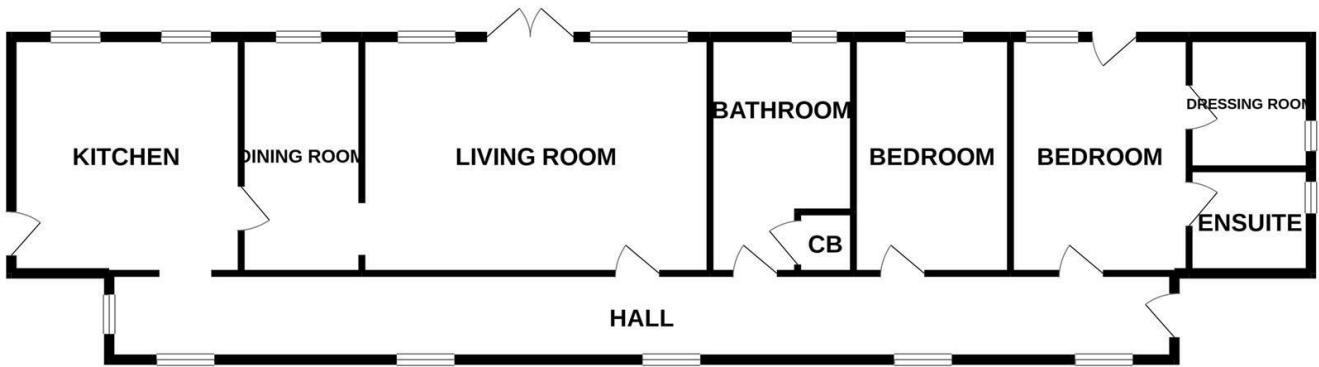




- Detached Bungalow
- Stylish Modern Kitchen and Bathroom Suites
- Wood Burning Stove Set In Feature Fireplace
- River Frontage with sensational views
- Oil Central Heating
- Substantial solar farm on south facing roof
- Possibility of numerous water sports on the Tay
- Double Glazing
- Single Garage



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Scotland		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	66	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
Scotland		