

Tayfletts Mews Isla Road, Perth, PH2 7HG



2 4 3 C



Tayfletts Mews Isla Road, Perth, PH2 7HG

- Prime residential location
- Four generous double bedrooms
- Stunning open-plan kitchen, dining and living area with AGA
- Bright garden room overlooking the garden
- Cosy living room with wood-burning stove
- Superb river frontage and views
- Large utility/boot room
- Two stylish bathrooms plus en-suite
- Lovely mature gardens with detached garden room
- Private parking and double garage

Tayfletts Mews is an exceptional and beautifully presented period home offering generous accommodation, elegant interiors and an outstanding position within one of Perth's most desirable locations. Set behind a stone wall with private parking and mature gardens with direct access to the River Tay, this charming property combines character features with tasteful modern upgrades throughout.

The ground floor welcomes you with an impressive reception hallway featuring a sweeping staircase and space for a study area. The beautiful dining kitchen is the heart of the home, thoughtfully designed with quality units, a large central island, quality flooring and an AGA. Natural light floods the adjoining living room with its own wood-burning stove and also links to an impressive garden room which enjoys panoramic views across the stunning rear garden and French doors opening onto the grounds. A utility/boot room provides excellent practicality and a ground-floor shower room completes this level. Upstairs, four generous double bedrooms are arranged off a bright landing, including a luxurious principal suite with fitted storage and an en-suite shower room. A further stylish family bathroom serves the remaining bedrooms. The basement level provides fantastic storage or potential hobby space.

Externally, the gardens are a standout feature: beautifully maintained with superb river views, largely lawned and bordered by mature shrubs and trees, creating a peaceful and private setting. The detached garden room provides an ideal studio, home office or relaxation space. It also provides plentiful parking and a double garage. Tayfletts Mews is a rare opportunity to acquire a distinguished and spacious home in an idyllic Perth riverside location.







Tayfletts Mews Isla Road







Tayfletts Mews Isla Road



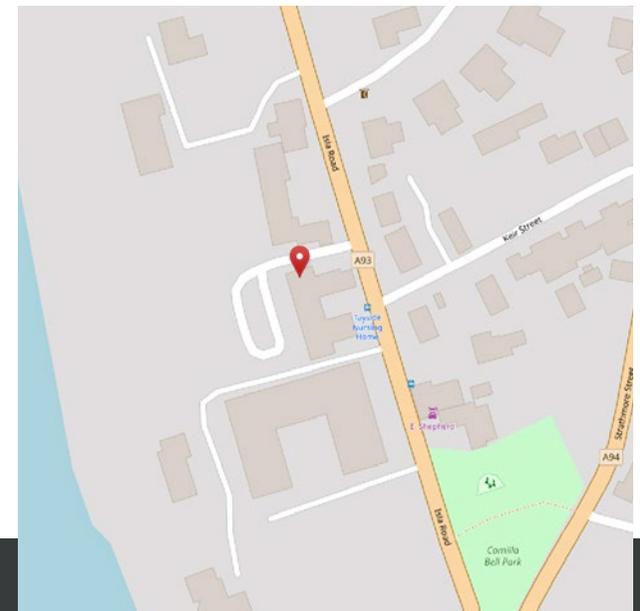
Tayfletts Mews Isla Road.





LOCATION

Situated on the prestigious Isla Road, Tayfletts Mews enjoys one of Perth's most exclusive and picturesque settings. The property lies elevated on the banks of the famous River Tay and within easy walking distance of Perth city centre, offering quick access to shops, cafés, restaurants and cultural venues. The area is well served by excellent schooling options and convenient transport links, including the nearby train and bus stations. Scenic riverside walks, parks and recreational routes sit on the doorstep, providing a tranquil lifestyle while remaining highly accessible. Isla Road is renowned for its beautiful period homes and peaceful, leafy surroundings, making it a highly desirable place to live.





Perth Office
 Inveralmond Business Centre,
 6 Auld Bond Road, Perth, PH1 3FX
 Tel: 01738 260035

Blairgowrie Office
 5 Allan Street, Blairgowrie PH10 6AB
 Tel: 01250 398765

email: hello@wearepossible.co.uk



IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

All Measurements are Approximate Measurements are approximate. Not to Scale. For Illustrative purposes only.



TOTAL: 3570 sq. ft, 332 m²
 BASEMENT: 436 sq. ft, 41 m², EXTERNAL: 101 sq. ft, 9 m², 1ST FLOOR: 1627 sq. ft, 151 m², 2ND FLOOR: 1406 sq. ft, 131 m²
 EXCLUDED AREAS: WALLS: 257 sq. ft, 23 m²



All Measurements Are Calculated By Cubicasa Technology - Deemed Highly Reliable But Not Guaranteed. Visit Our Website - <https://www.filmworx.co.uk>