



**Premier
Properties**
Perth



Tay Farm House Meikleour, Perth, PH2 6EE Offers Over £495,000

 3  3  4  E

Upon entering, the welcoming hallway offers access to all accommodation. The bright, spacious lounge with feature fireplace leads through to a large family area. There is a spacious kitchen, offering ample storage which gives access through to a bright dining area & WC. The formal dining room, utility room with WC and large store room completes this level.

On the upper level, the residence boasts three well-appointed bedrooms, each designed to provide a peaceful retreat and each benefitting from ensuite shower/bathrooms - catering to the needs of a modern lifestyle.

Oil central heating ensures warmth and comfort throughout.

One of the main features of this unique property is the separate annex, located above the double garage. This space hosts a lounge, kitchen, bedroom, bathroom and screened porch area - ideal for entertaining or overnight guests. A separate report is available.

The property sits within expansive garden grounds to the front, side and rear. There is a detached double car garage offering lighting and power and an additional lean-to corrugated metal storage shed at the rear. There is also a timber shed at the entrance to the driveway

Surrounded by the picturesque scenery of Perthshire, this home not only offers a tranquil living environment but also easy access to local amenities and the stunning natural beauty of the area.

With its prime location, this house is a rare find that promises to meet the needs of a range of buyers. Do not miss the opportunity to make this beautiful property your own.

- Three Bedrooms
- Private Location
- Extensive Garden Grounds
- Separate Annex
- Country Views
- Oil Heating
- Four Spacious Reception Rooms
- Ideal For Families
- Single Glazing



TAY FARM HOUSE, MEIKLEOUR, PH2 6EE

Total: 3112 sq. Ft. 290 m²

Ground Floor: 1718 sq. Ft. 160 M², 1st Floor: 1394 sq. Ft. 130 m²
 Excluded Areas: Store Room: 145 sq. Ft. 14 M², Utility: 95 sq. Ft. 9 M², Garage: 601 sq. Ft. 56 M²,
 Screened Porch: 86 sq. Ft. 8 M², Patio: 88 sq. Ft. 8 M², Fireplace: 11 sq. Ft. 1 M²,
 Walls: 299 sq. Ft. 25 m²

All Measurements Are Approximate And For Guiding Purposes Only



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	71
(81-91) B	
(69-80) C	
(55-68) D	
(38-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	43

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A	51
(81-91) B	
(69-80) C	
(55-68) D	
(38-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	32

Scotland EU Directive 2002/91/EC

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