



Tayview, Gas Brae, Errol, Perth
PH2 7QR





Summary

Tayview is a substantial family home, set over two levels and offering generous, flexible living. Internally the ground floor features three comfortable reception rooms, alongside a well-proportioned kitchen with adjoining utility. A ground-floor shower room adds further convenience. To the front, the sunroom which overlooks the garden offers a delightful additional living space. On the upper level there are three bedrooms including a large principal bedroom, plus a family 4-piece bathroom comprising a corner shower, bath, wash hand basin and W.C. Externally, the property benefits from a generous enclosed private garden and a private driveway, allowing off street parking which leads to a good sized detached double garage. Errol boasts an active community with a useful range of day-to-day amenities including local shops, a pub, café, pharmacy, community centre and a primary school.

Features

- Substantial Detached House
- Three Double Bedrooms
- Four Reception Rooms Including Sunroom
- Family Bathroom and Shower Room
- Ideal Family Home
- River Tay Views
- Some internal Modernisation Required
- Large enclosed Garden
- Private Driveway and Double Garage
- EPC Rating - D

Room Measurements

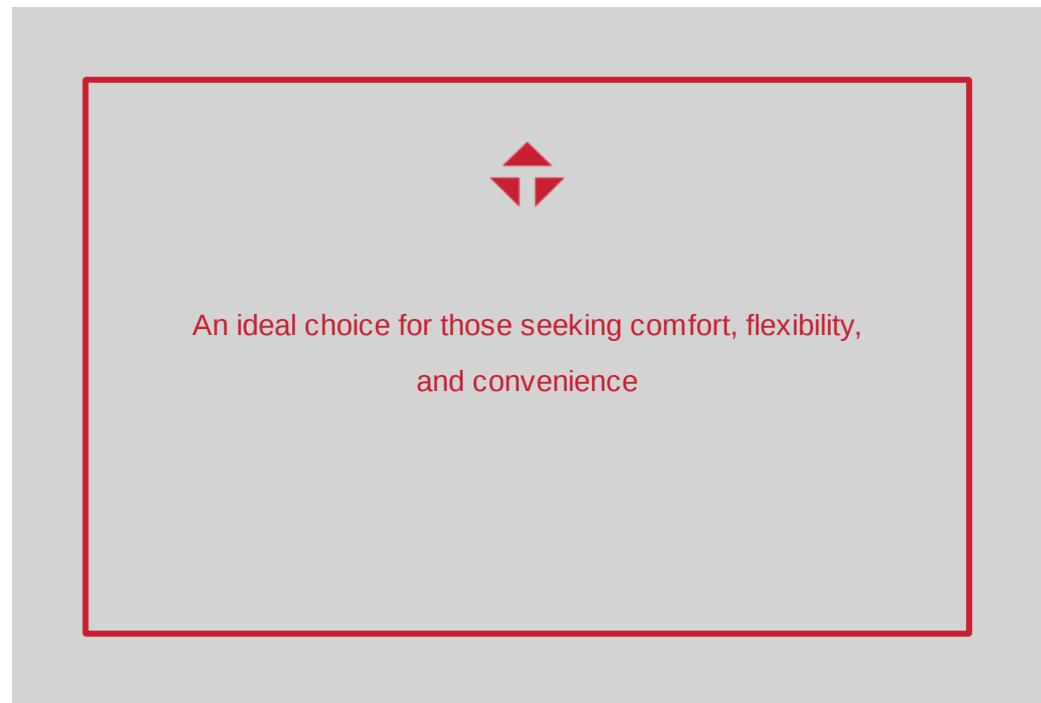
Living Room 17'1" x 11'3" (5.21m x 3.43m)
Sitting Room 17'2" x 12'7" (5.22m x 3.84m)
Sun Room 9'8" x 9'7" (2.94m x 2.92m)
Shower Room 10'1" x 6'8" (3.08m x 2.02m)
Dining Room 16'7" x 11'6" (5.05m x 3.51m)
Kitchen 11'5" x 11'0" (3.49m x 3.35m)
Utility Room 7'5" x 6'9" (2.25m x 2.07m)
Principal Bedroom 15'7" x 9'5" (4.75m x 2.87m)
Bedroom 2 13'5" x 8'8" (4.09m x 2.65m)
Bedroom 3 10'1" x 8'7" (3.07m x 2.62m)
Bathroom 11'1" x 6'11" (3.37m x 2.11m)



An ideal home with excellent family accommodation
and strong potential to personalise

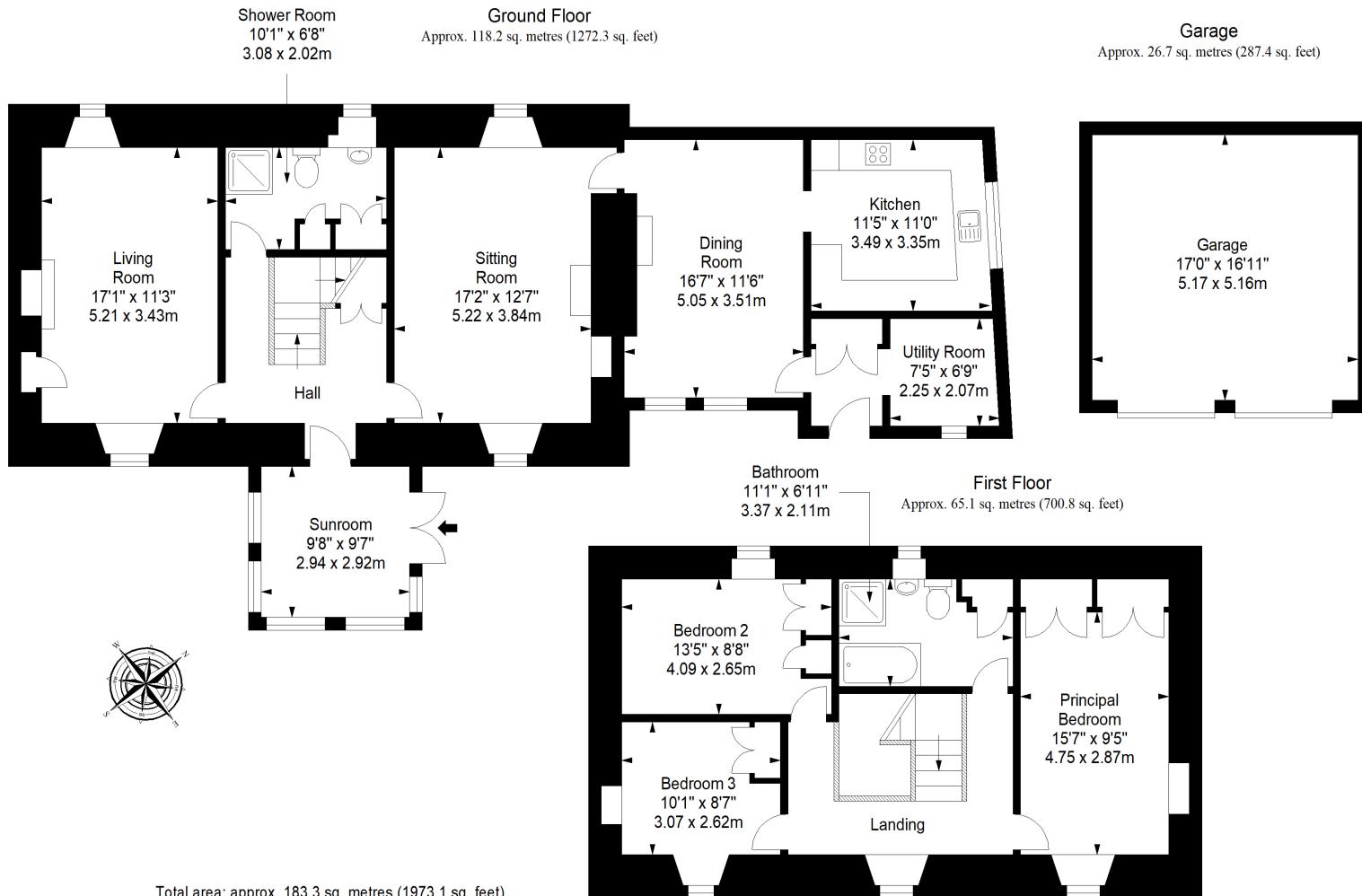








Floorplan



While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.



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