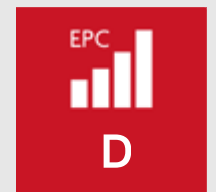
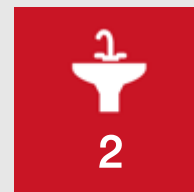
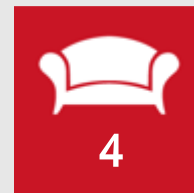




Thorntons
The right way to move

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



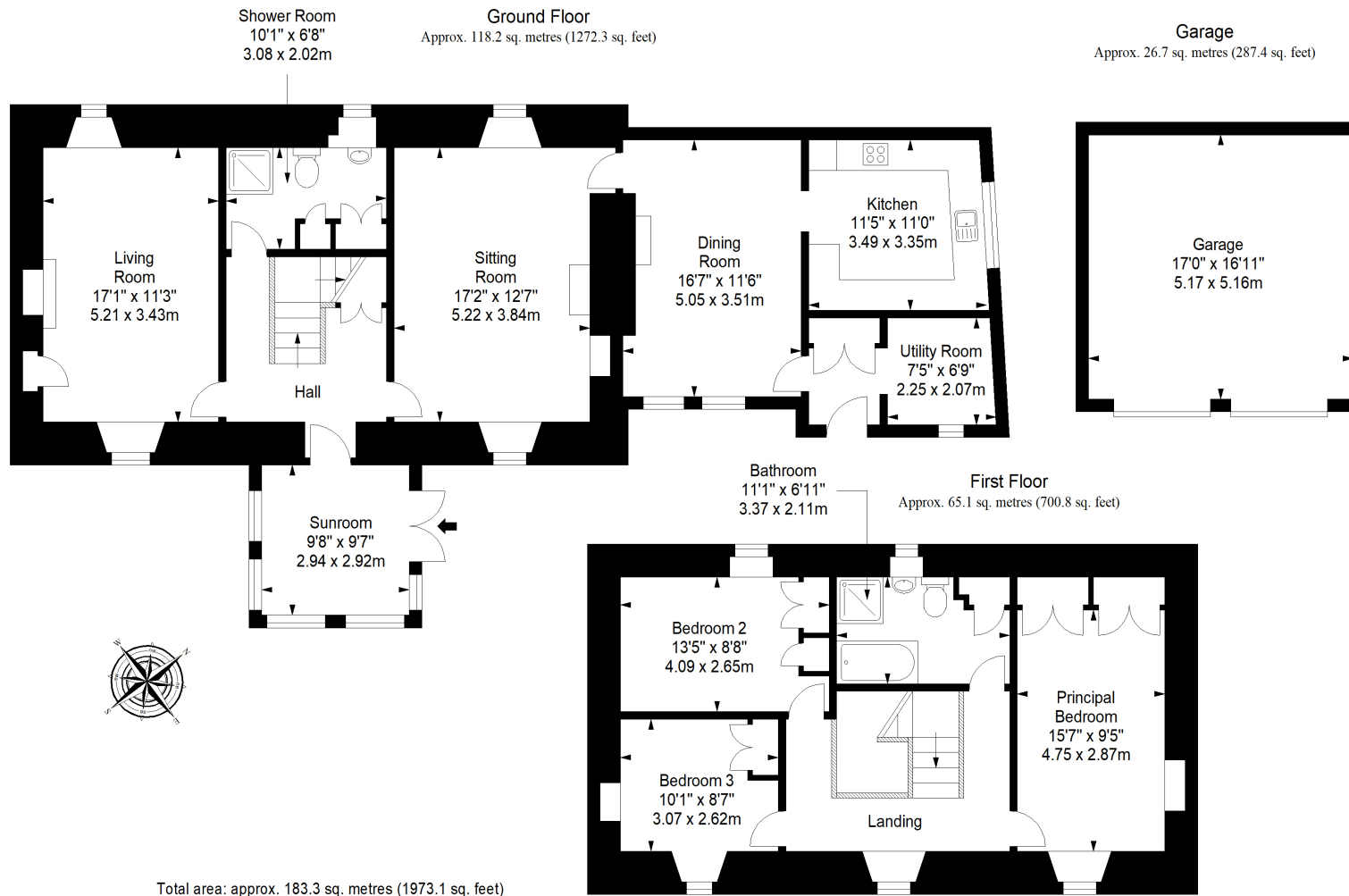




An ideal choice for those seeking comfort, flexibility,
and convenience



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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Our Branches

ANSTRUTHER

5A Shore Street, Anstruther, KY10
3EA
01333 310481
anstrutherea@thorntons-law.co.uk

ARBROATH

Brothockbank House, Arbroath,
DD11 1NE
01241 876633
arbroathea@thorntons-law.co.uk

BONNYRIGG

3-5 High Street, Bonnyrigg, EH19
2DA
0131 663 7135
bonnyriggea@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket
Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinburghea@thorntons-law.co.uk

CUPAR

49 Bonnygate, Cupar, KY15 4BY
01334 656564
cuparea@thorntons-law.co.uk

DUNDEE

Whitehall House, 33 Yeaman Shore,
Dundee DD1 4BJ
01382 200099
dundeaea@thorntons-law.co.uk

FORFAR

53 East High Street, Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent, Perth, PH2
0PA
01738 443456
perthea@thorntons-law.co.uk

INVERNESS

Kintail House, 2 Sir Walter Scott
Drive, Inverness, IV2 3BW
01463 383977
genea@thorntons-law.co.uk

ST ANDREWS

19-21 Bell Street, St Andrews
01334 474200
standrewsea@thorntons-law.co.uk

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