



**Premier
Properties**
Perth



Tay Farm House Meikleour, Perth, PH2 6EE

Offers Over £395,000

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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.

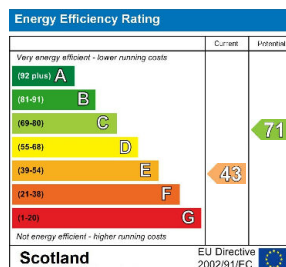
- Three Spacious Bedrooms
- Private & Peaceful Perthshire Location
- Extensive Garden Grounds
- Separate One Bedroom Guest Accommodation
- Stunning Country Views
- Oil Heating
- Four Spacious Reception Rooms
- Ideal Family Home, Holiday Home or Investment Opportunity
- Double Garage
- Self-contained One Bedroom Guest Accommodation



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: 98 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 Directed Buses Only



Environmental Impact (CO₂) Rating

Rating	Country	Category
32 (plus)	A	Very environmentally friendly - lower CO ₂ emissions
41 (plus)	B	Very environmentally friendly - lower CO ₂ emissions
49 (plus)	C	Very environmentally friendly - lower CO ₂ emissions
55 (plus)	D	Very environmentally friendly - lower CO ₂ emissions
59 (plus)	E	Very environmentally friendly - lower CO ₂ emissions
61 (plus)	F	Very environmentally friendly - lower CO ₂ emissions
62 (plus)	G	Very environmentally friendly - lower CO ₂ emissions
1 (minus)		Not environmentally friendly - higher CO ₂ emissions
2 (minus)		Not environmentally friendly - higher CO ₂ emissions
3 (minus)		Not environmentally friendly - higher CO ₂ emissions
4 (minus)		Not environmentally friendly - higher CO ₂ emissions
5 (minus)		Not environmentally friendly - higher CO ₂ emissions
6 (minus)		Not environmentally friendly - higher CO ₂ emissions
7 (plus)		Not environmentally friendly - higher CO ₂ emissions

Scotland

EU Directive 2002/26/EC

