



**Premier  
Properties**  
Perth



## Silverford Tayview, Perth, PH1 3HE Offers Over £479,950

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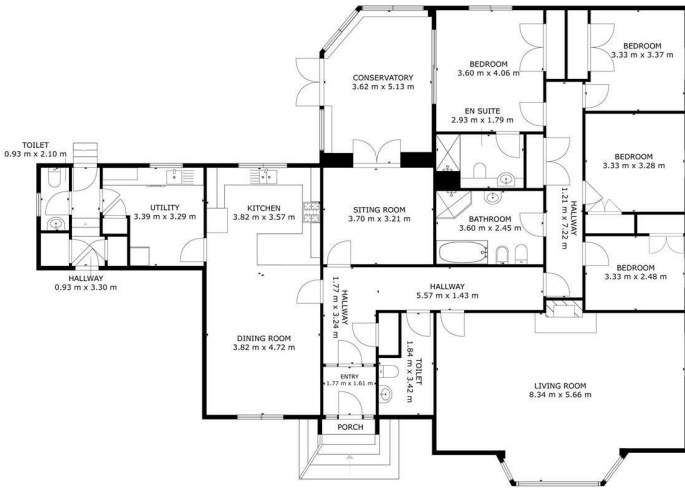
Luncarty provides good local amenities including a general store, hairdresser, bowling club and football club, as well as a regular bus service between the village, Perth City Centre and the surrounding areas. The Inveralmond roundabout is just a short drive way, providing easy commuting to all major cities in the central belt and access to the city of Perth.

The property provides spacious accommodation over one level comprising mainly of: Entrance Vestibule, Hallway, Sitting Room, WC, Snug, Open Plan Kitchen/Dining Room, Utility Room, Rear Vestibule, WC, Conservatory, Bathroom and Four Bedrooms (one with en suite shower room).

Warmth is offered through oil central heating and the windows are double glazed throughout.

The property sits on a large plot boasting a lovely wrap around garden featuring patio areas ideal for sitting outdoors to appreciate the privacy of this beautiful garden or to utilise the space for entertaining guests. The garden is enclosed by fencing and bordered by a variety of colourful shrubs, plants and bushes. To the front of the house, a chipped driveway providing off street parking leads to the double integral garage with twin up and over doors, lighting and power.

- 4 Bedrooms
- Conservatory
- Double Glazing
- Double Garage
- Driveway
- Master En Suite Shower Room
- Off Street Parking
- Oil Heating
- Private Garden



GROSS INTERNAL AREA  
TOTAL: 228 m<sup>2</sup>  
SIZES AND DIMENSIONS OF ROOMS ARE APPROXIMATE. ACTUAL MAY VARY.

FLOOR 1



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A		73	(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D	54		(55-68) D
(38-54) E			(38-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
Scotland		EU Directive 2002/91/EC	Scotland
			EU Directive 2002/91/EC



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