



**Premier
Properties**
Perth



Tigh Mhor Burnfoot, Perth, PH2 7LB

Offers Over £595,000

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Upon entering, you are greeted by a welcoming vestibule and hall that leads to a generous living room, ideal for relaxation and entertaining and separate dining room. The heart of this home is the open-plan kitchen dining area, creating a wonderful space for family gatherings and entertaining. The ground floor also features a practical utility room, a convenient WC, and two well-appointed bedrooms, along with a modern shower room.

The first floor is dedicated to comfort and privacy, showcasing a principal bedroom complete with an en suite bathroom and a dressing room, providing a luxurious personal space. Additionally, there are two further bedrooms and another shower room, ensuring ample accommodation for family and guests.

The property benefits from oil central heating and double-glazed windows throughout, ensuring warmth and comfort year-round.

Externally, the home is set on an impressive plot with off-street parking for multiple vehicles, complemented by two detached double garages and three greenhouses, perfect for gardening enthusiasts. The beautifully landscaped garden grounds wrap around the property, offering a serene outdoor space that is both well-maintained and inviting.

Positioned close to the picturesque River Tay, the village of Kinfauns offers a scenic and well-connected rural lifestyle, surrounded by open countryside. Providing a stunning backdrop of Kinnoull Hill Tower, the area is home to the spectacular, A-listed, Kinfauns Castle (1825). Kinfauns also offers a wealth of outdoor opportunities, whether walking, cycling, or horse riding. Furthermore, the village is just a short ten-minutes' drive from Perth and a 30-minute car journey to Dundee, both providing exceptional amenities. Perth is served by a number of primary and secondary schools, and there are also several independent schools in and around the city. Perth provides excellent road and rail links for travel across central Scotland and into the Highlands. The M90 allows convenient travel southwards and connections for Edinburgh and Glasgow, while Perth station offers frequent services to all major cities in Scotland, as well as a Caledonia Sleeper service to London.

- 5 bedrooms
- 3 bathrooms
- Detached family home
- High-standard renovation
- Countryside views
- Open-plan kitchen/dining
- Double glazed windows
- Oil central heating
- Large landscaped gardens
- Two double garages



Total: 3045 sq. Ft, 283 m2

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Ground Floor: 1844 sq. Ft, 171 M2, 1st Floor: 1201 sq. Ft, 112 m2
Excluded Areas: Low Ceiling: 164 sq. Ft, 16 M2, Storage: 50 sq. Ft, 5 M2, Walls: 207 sq. Ft, 18 m2

All Measurements Are Approximate And For Display Purposes Only



Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

Scotland

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	67
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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