



# An impressive family home close to Perth

11 Tullylumb Terrace, Perth, PH1 1BA

Freehold









- Reception hall • drawing room • dining room • study
- playroom/office • sitting room • kitchen • utility room • shower room and rear porch.
- Principal bedroom with en suite bathroom • 5 further bedrooms • 2 shower rooms and a box room.
- Garage with stores • private driveway and parking • garden with summer house • About 0.36 acres • EPC = E

#### Distances

Dundee 26 miles  
Edinburgh 44 miles  
Glasgow 60 miles

#### Situation

11 Tullylumb Terrace is situated in a peaceful leafy street in the west end of Perth. The house is set centrally in a mature garden and is perfectly positioned for access to the centre of town and the train station.

Perth has an excellent choice of shops, bars and restaurants as well as a concert hall, theatre, art gallery, museum and cinema. The town has a swimming pool and two sports centres. Local golf courses include the North Inch Golf Course, Craigie Hill and King James IV. Gleneagles (17 miles), St Andrews (39 miles), Carnoustie (39 miles) and Rosemount (17 miles) are both within easy driving distance of Perth. The city is often referred to as a gateway to the highlands and for those who enjoy outdoor pursuits, the rivers, hills and lochs of the Perthshire highlands and the Angus Glens as well as the glorious Fife coast line are all within easy reach.

Perth train station has regular services to Edinburgh, Glasgow, Dundee, Aberdeen,

Inverness and London.

Edinburgh Airport is about 40 miles away and there are direct flights from Dundee Airport (23 miles) to London City.

In terms of education, there is a choice of primary and secondary schooling in the city and there is also a good selection of private schools nearby.

All distances and travel times are approximate.

#### Description

11 Tullylumb Terrace dates from the early 20th century and is an impressive stone town house with lovely architectural features and a sympathetically refurbished interior. The accommodation is arranged over three storeys and the current owners have thoughtfully restored the main reception rooms and the bedrooms. The windows have been renovated and repainted while the wooden fascia on all dormer windows has been completely renewed. The original timber flooring in the formal reception rooms and reception hallway has been sanded and stained. Luxurious carpets and curtains have been fitted in most of the bedrooms.





The house has a choice of two front doors, both opening to a reception hall from where there is access to all the main reception rooms and a staircase lit by a large decorative stained glass window. At the west end of the house the drawing room and dining room are both beautiful entertaining rooms with ornate cornice work and large windows. There is an open fire in the drawing room. At the east end of the house the rooms are more informal and include a study (with playroom/office room off) which has a wall of tall windows and a large fireplace with wood burning stove. The sitting room is a cosy room with an open fire and access directly to the kitchen. The kitchen has a farmhouse feel with its four oven Aga and painted timber units. From the kitchen there is access to the utility room and garden.

There are four beautiful double bedrooms off the first floor landing. The principal bedroom has an en suite bathroom, while bedroom three has a west facing bay window set into an arched alcove and, along with two other bedrooms, is served by a family shower room. Most of the first floor bedrooms are luxuriously decorated with new carpets and silk Designer's Guild curtains. On the second floor there are two charming double bedrooms, a shower room and box room.

#### **Outbuildings**

Garage with remote control door incorporating workshop area, car pit and store.

Summerhouse (one year old), which would also work well as an office.

#### **Garden**

11 Tullylumb Terrace sits in the middle of a generous garden which has some lovely old trees, mature shrubs, cherry blossom trees and hedging around the exterior of the garden which provides privacy. A gravelled driveway provides parking for several cars.

#### **Directions**

Exit the A9 at Broxden and follow the Glasgow road towards the centre of town. Pass the Lovat Hotel on the right and take the next left turning up Tullylumb Terrace. No.11 is at the far end of the street on the right hand side.

#### **General Remarks**

#### **Viewings**

Strictly by appointment with Savills - 01738 477525.

#### **Services**

Mains water, electricity, gas and drainage.  
Gas fired central heating

#### **Local Authority & tax band**

Perth and Kinross Council tax band G

#### **Fixtures & Fittings**

The curtains, light fittings and appliances are included in the sale. Certain items of furniture may be available by separate negotiation.

Photos Taken and brochure produced: March 2021







### Servitude rights, burdens and wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

### Offers

Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

### Deposit

A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.



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Gross internal area (approx) 323.1 sq m/3,478 sq ft



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