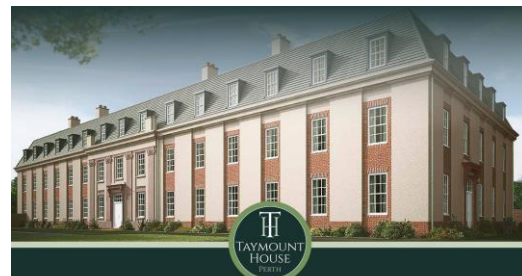


**Taymount House  
Taymount Terrace  
Perth**



**Bedrooms**

**Price**

**Main Building – 3 Taymount House**

**Ground Floor**

<b>Plot 4</b> (Flat 10)	2 Bed Apartment	Fixed Price £159,995
<b>Plot 7</b> (Flat 2)	2 Bed Apartment	Price on Request

**First Floor**

<b>Plot 11</b> (Flat 19)	2 Bed Apartment	Fixed Price £164,995
<b>Plot 18</b> (Flat 6)	2 Bed Apartment	Price on Request

**Second Floor**

<b>Plot 21</b> (Flat 22)	2 Bed Apartment	RESERVED
<b>Plot 24</b> (Flat 14)	2 Bed Apartment	Price on Request
<b>Plot 27</b> (Flat 8)	1 Bed Apartment	RESERVED
<b>Plot 25</b> (Flat 15)	2 Bed Apartment	Price on Request
<b>Plot 28</b> (Flat 9)	2 Bed Apartment	Price on Request

**Viewing & Enquiries**

Thorntons Property Services, Whitehall House,  
33 Yeaman Shore, Dundee DD1 4BJ

Telephone: **01382 200099**

Email **newhomes@thorntons-law.co.uk**

Ref No: **13771**

**Thorntons**   
*Let's get a move on!*

Taymount House  
Taymount Terrace  
Perth, PH1 1NU



**Thorntons**   
*Let's get a move on!*

**Taymount House  
Taymount Terrace  
Perth  
PH1 1NU**



- **Quality Apartments**
- **Prime Location**
- **Elevated Position**
- **Individual Layouts**
- **High Specifications**
- **1, 2 & 3 Bedroom Apartments**
- **Some Immediate/Early Entry**

## **Description**

### **Taymount House**

A fully restored C-listed Georgian building comprising of 29 exclusive apartments situated close to Perth's hub yet benefiting from an elevated position enjoying wonderful views over the city of Perth and beyond.

Situated just a short drive from Perth city centre, Taymount House offers a variety of styles comprising one, two and three bed apartments with en-suites. Located close by Perth Royal Infirmary, the site is ideal for hospital staff looking for exclusivity within walking distance of work.

All accommodation has been cleverly designed to combine modern functionality with style and comfort to ensure the best use of space, light and outlook.

Each apartment has its own designated parking space, conveniently placed to your property, with a secure access control system for peace of mind.

The building sits prominently within a large mature walled garden, landscaped and neatly laid lawns giving a sense of peace, privacy and seclusion.

### **Taymount Annexe**

Taymount Annexe is also a C-listed Georgian building, being fully restored to create four stylish two-bedroom apartments and an exclusive, spacious three-bed penthouse.

The Annexe enjoys a secluded setting located to the rear of Taymount House and is surrounded by neatly laid lawns and private gardens to the ground floor apartments, giving it a sense of peace and seclusion.

It has all the same great benefits on offer as the main house but comprises fewer apartments.

## **Location**

The City of Perth is one of Scotland's most attractive and popular cities and a much sought after residential area. It enjoys a stunning riverside location on the Tay and the surrounding countryside is some of the most beautiful in Scotland. The development as a whole takes advantage of the views from its elevated position.

Clean and compact, Perth is well known for its excellent shopping, sports facilities and restaurants. The local schools at both primary and secondary level are very well regarded.

It has a wealth of parks, cinemas, museums, theatres and historic buildings and the area is considered a paradise for walkers, golfers, anglers, skiers and watersports enthusiasts. It has something for everyone!

## **Note**

The plans, illustrations, photography, lifestyle images and dimensions (metric and imperial included in this brochure are indicative). Computer generated images are from an imaginary viewpoint and are designed to portray the development characteristics rather than serve as an accurate description of properties. Whilst every effort has been made to ensure the accuracy of these details, we operate a policy of continuous product development and therefore individual features and specifications may vary at the discretion of Chamberlain Bell. We reserve the right to make adjustments to the house types and consequently these particulars and the contents thereof do not form or constitute a representation warranty, or part of any contract.

## Specifications

### Roof

Natural slate with modern membrane

### Walls

Existing masonry with traditional roughcast and period facing brick

### Windows

Traditional sash & case windows, fully refurbished

### Heating System

Hot water central heating system with energy-saving controls

High-efficiency Baxi Duo-tec 2 combination boiler

High performance Compact radiators, individual thermostatic controllers

Underfloor heating to Bathroom & Ensuite

### Electrical System

Generous power sockets throughout

Pre-wired for Virgin Media TV and terrestrial TV

Pendant lighting throughout

Kitchen under-unit feature lights

Feature downlights to Bathroom and Ensuite

### Internal Finishes

Oak veneer doors, with contemporary handles

Period features retained, where possible

Modern moulded finishes elsewhere, finished with white satinwood

All walls and ceilings to be smooth finished with 3-coat emulsion

Fitted wardrobes, where shown

### Kitchen

Choice from our selected standard range of units, handles, worktops and upstands.

Appliances: Stainless steel sink, drainer and taps, Stainless steel gas hob and electric oven, Feature extractor hood, integrated Fridge/Freezer, Washer /dryer and Dishwasher

Ceramic Floor Tiling. Select from a comprehensive range available

### Bathroom & Ensuite

Modern range of sanitaryware

Modern range of taps

Bristan Grotherm 1000 Ensuite shower, with 9.5Kw electric shower above bath

Ceramic Wall Tiling around bath and full height at showers

Select from a comprehensive range of ceramic wall and floor tiling

### Gardens & External

Existing Grade C Listed building, set within large mature gardens with views over Perthshire

Allocated parking space

Visitors parking

Access controlled security doors to common stairways

Secure cycle store

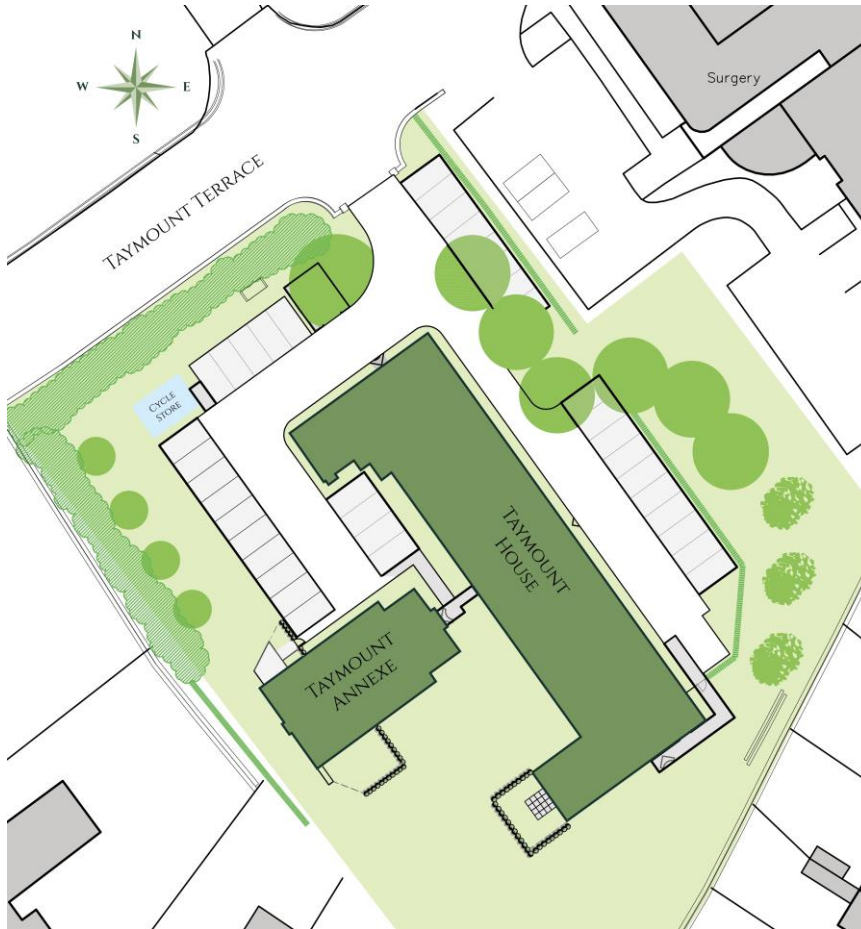
Communal refuse collection store

Landscaping maintained by Factor

External lighting covering parking and footpaths

### Optional Extras

Standard extras available by separate agreement.





# GROUND FLOOR



## Plot 4

Bedroom 1	3,037 x 4,168	10'0" x 13'8"
Bedroom 2	2,881 x 3,253	9'6" x 10'8"
Kitchen / Living / Dining	6,085 x 4,160	20'0" x 13'8"
Bathroom	1,569 x 2,850	5'2" x 9'4"

## Plot 7

Bedroom 1	2,983 x 4,168	9'10" x 13'08"
Ensuite	1,474 x 2,213	4'10" x 7'03"
Bedroom 2	2,931 x 4,338	9'07" x 14'03"
Kitchen / Living / Dining	5,918 x 4,158	19'05" x 13'08"
Bathroom	1,700 x 2,950	5'07" x 9'08"

# FIRST FLOOR



## Plot 11

Bedroom 1	3,040 x 4,058	10'00 x 13'04
Ensuite	1,411 x 2,238	4'08 x 7'04
Bedroom 2	2,987 x 4,138	9'10 x 13'07
Kitchen / Living / Dining	5,907 x 4,153	19'05 x 13'08
Bathroom	1,637 x 2,850	5'05 x 9.04

## Plot 18

Bedroom 1	3,025 x 4,138	9'11" x 13'07"
Ensuite	1,426 x 2,213	4'08" x 7'03"
Bedroom 2	2,971 x 4,138	9'09" x 13'07"
Kitchen / Living / Dining	6,016 x 4,153	19'09" x 13'08"
Bathroom	1,700 x 2,900	5'07" x 9'06"

## SECOND FLOOR



### Plot 21

Bedroom 1	3,045 x 3,768	10'00" x 12'04"
Ensuite	1,406 x 2,242	4'07" x 7'04"
Bedroom 2	2,976 x 3,767	9'09" x 12'04"
Kitchen / Living / Dining	5,857 x 3,898	19'03" x 12'10"
Bathroom	1,631 x 2,850	5'04" x 9'04"

### Plot 24

Bedroom 1	3,848 x 3,767	12'08" x 12'04"
Bedroom 2	2,971 x 3,767	9'09" x 12'04"
Kitchen / Living / Dining	6,142 x 3,898	20'02" x 12'10"
Bathroom	1,700 x 2,900	5'07" x 9'06"

### Plot 25

Bedroom 1	3,232 x 3,767	10'07" x 12'04"
Ensuite	2,861 x 1,487	9'05" x 4'11"
Bedroom 2	2,991 x 3,898	9'10" x 12'10"
Kitchen / Living / Dining	6,444 x 3,829	21'02" x 12'07"
Bathroom	2,861 x 2,180	9'05" x 7'02"

### Plot 27

Bedroom	2,961 x 3,809	9'09" x 12'06"
Kitchen / Living / Dining	3,123 x 5,811	10'03" x 19'01"
Bathroom	3,035 x 2,143	10'00" x 7'00"

### Plot 28

Bedroom 1	3,045 x 3,772	10'00" x 12'05"
Ensuite	1,546 x 2,243	5'01" x 7'04"
Bedroom 2	2,856 x 3,772	9'05" x 12'05"
Kitchen / Living / Dining	5,929 x 3,878	19'06" x 12'09"
Bathroom	1,576 x 2,920	5'02" x 9'07"

## GROUND FLOOR



### Plot 9

Bedroom 1	3,023 x 3,757	9'11" x 12'04"
Ensuite	2,375 x 1,828	7'10" x 6'00"
Dressing Room	2,447 x 1,583	8.00" x 5'02"
Bedroom 2	3,235 x 3,615	10'07" x 11'10"
Kitchen / Living / Dining	4,435 x 4,838	14'07" x 15'11"
Bathroom	3,235 x 2,150	10'07" x 7'01"

### Plot 10

Bedroom 1	3,085 x 4,087	10'02" x 13'05"
Bedroom 2	3,235 x 2,425	10'07" x 8'00"
Kitchen / Living / Dining	4,434 x 6,323	14'07" x 20'09"
Bathroom	3,235 x 1,525	10'07" x 5'00"

### Plot 19

Bedroom 1	3,023 x 3,758	9'11" x 12'04"
Ensuite	2,375 x 1,828	7'10" x 6'00"
Dressing Room	2,447 x 1,583	8.00" x 5'02"
Bedroom 2	3,235 x 3,597	10'07" x 11'10"
Kitchen / Living / Dining	4,435 x 4,838	14'07" x 15'11"
Bathroom	3,204 x 2,150	10'06" x 7'01"

### Plot 20

Bedroom 1	3,085 x 4,088	10'02" x 13'05"
Bedroom 2	3,234 x 2,425	10'07" x 8'00"
Kitchen / Living / Dining	4,434 x 6,323	14'07" x 20'09"
Bathroom	3,235 x 1,525	10'07" x 5'00"

## FIRST FLOOR



## SECOND FLOOR



### Plot 29

Bedroom 1	3,356 x 4,823	11'00" x 15'10"
Ensuite	2,088 x 2,900	6'10" x 9'06"
Bedroom 2	3,384 x 4,004	11'01" x 13'02"
Bedroom 3	3,359 x 4,195	11'00" x 13'09"
Kitchen / Dining	3,356 x 5,901	11'00" x 19'04"
Living	8,486 x 3,828	27'10" x 12'07"
Bathroom	3,359 x 3,206	11'00" x 10'06"



## Viewing & Enquiries

Thorntons Property Services  
Whitehall House  
33 Yeaman Shore  
Dundee DD1 4BJ  
Telephone: **01382 200099**

**Chamberlain Bell**  
Developments



**Thorntons**  
*Let's get a move on!*

Dundee | Anstruther | Arbroath | Cupar | Edinburgh | Forfar | Montrose | Kirkcaldy | Perth | St Andrews

**thorntons-property.co.uk**