



7 TULLYLUMB TERRACE,
PERTH



7 TULLYLUMB TERRACE, PERTH

Beautiful traditional semi-detached house in the centre of Perth

Dundee 26 miles ■ Pitlochry 29 miles ■ Edinburgh 46 miles

Offers Over £475,000

- 4-5 bedrooms. 2 reception rooms
- Generous and light filled reception spaces
- Charming features throughout with lovely character
- Delightful garden with lawn area and mature shrubs
- Single garage with drive for two cars and ample parking at front of house
- Superb location in the Fair City of Perth

Galbraith

Perth
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 OnTheMarket





SITUATION

7 Tullylumb Terrace lies in a superb location in the heart of the 'Fair City' of Perth, in the centre of Scotland. The city provides a wide range of amenities all within walking distance of the house including supermarkets, local and national retailers, cafes, restaurants and pubs. Perth itself offers a wide range of activities; the concert hall has regular shows and displays and the museums have a good turnover of exhibitions. There are numerous sport clubs for all ages including Bells Sports Centre and the Dewars Ice Rink as well as a super local swimming pool, which is in walking distance from the property.

7 Tullylumb Terrace is ideally placed to take advantage of the excellent range of schooling available in Perthshire including Craigclowan School in Perth, Kilgraston and Strathallan School in Forgandenny, Glenalmond near Methven, Morrison's Academy in Crieff and the day bus for Dollar Academy picks up from the end of the road.

Perthshire is well known for access to outdoor pursuits, which can all easily be reached from 7 Tullylumb Terrace. Locally, there is a lovely range of paths at Kinnoull Hill woodland park and Moncrieffe Hill and Willowgate offers watersports on the Tay. Further afield there is an extensive network of walking tracks and cycle trail runs throughout the county with hill walking and mountain biking readily available in the nearby hills and glens. Loch Earn, lying to the north west, has a sailing club with further water sports available at Lochearnhead whilst fishing can be taken locally on both the River Earn and River Tay.

Perth provides excellent transport links with a main line railway station, bus station and airport with regular links to Stansted. The city of Dundee lies just 23 miles to the east with a wide range of city facilities including the Victoria and Albert Museum and the Dundee Science Centre. Edinburgh and Glasgow can both be reached in under 1 hour's car journey and provide international transport links as well as excellent amenities and cultural attractions.



DESCRIPTION

7 Tullylumb Terrace is a beautiful traditional semi-detached house which benefits from a programme of upgrading and renovation by the current owners. The reception spaces are bright and airy with lovely original features. At the front of the house is an impressive dining room which has a lovely bay window and an open fire creating a superb space for entertaining guests. The family/sitting room, whilst good sized, is cosy and welcoming with a stove and connects to the spacious kitchen with a good range of wall and base units and double doors to the garden. Adjacent to the kitchen is a new utility room which houses the new boiler and also has a large pantry and storage cupboard and access to the garden.

7 Tullylumb Terrace has 5 bedrooms on the first floor; a generous master room with three further double bedrooms and a single bedroom/study. The accommodation is spacious and flexible and provides an ideal space for a family.

ACCOMMODATION

Ground Floor: Dining Room, Sitting Room, Breakfasting Kitchen, Utility Room with Pantry, WC

First Floor: Master Bedroom, Three Double Bedrooms, Single Bedroom/Study, Family Bathroom, large Linen Cupboard

GARDEN (AND GROUNDS)

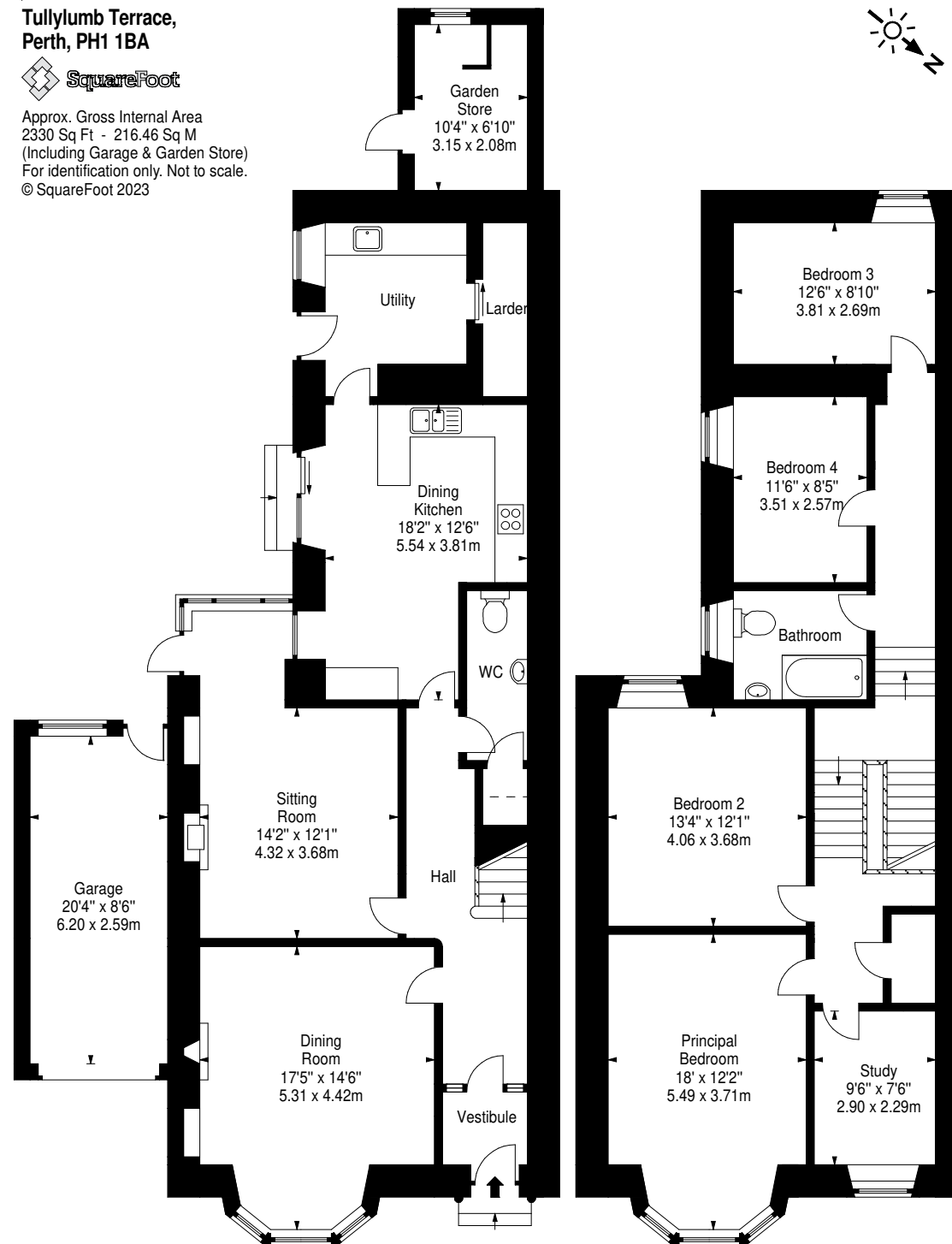
7 Tullylumb Terrace benefits from lovely garden spaces to the front and rear. The front garden has a gravel parking area with space for two cars in front of the single garage. There is a pleasant patio area leading to the front door which catches the morning sun and mature trees and shrubs providing colour and privacy. The sunny rear garden is a beautiful space with a patio ideal for outdoor dining and a well maintained lawn. The garden is surrounded by mature planting with a variety of species creating a colourful display and privacy.



**Tullylumb Terrace,
Perth, PH1 1BA**



Approx. Gross Internal Area
2330 Sq Ft - 216.46 Sq M
(Including Garage & Garden Store)
For identification only. Not to scale.
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Ground Floor

First Floor

The rear garden has a brick built potting shed/coal house which is ideal for storage and provides options for extending the downstairs living space through the utility/pantry, subject to the necessary consents. There is a small garden shed at the foot of the garden.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Mains	Mains	Mains	Freehold	Gas	Band G	Band D

POST CODE

PH1 1BA

WHAT3WORDS

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SOLICITORS

Gillespie Macandrew, Broxden House, Lamberkine Dr, Broxden Roundabout, Perth PH1 1RA. T: 01738 231000

LOCAL AUTHORITY

Perth and Kinross Council, Pullar House, 35 Kinnoull Street, Perth, PH1 5GD. T: 01738 475000

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

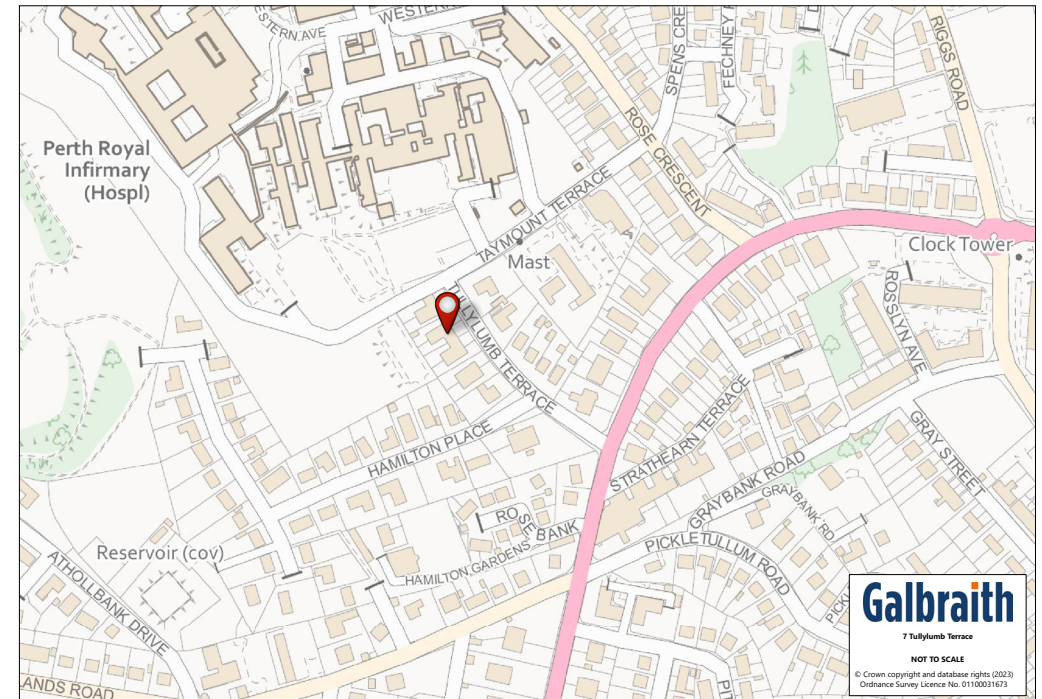
ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in August 2023



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