



TAYMOUNT ESTATE

TO LET



Sawmill Cottage Taymount, Stanley, PH1 4QG

Situated at the southwest corner of the Estate with access via a hardcore track leading off the main estate drive, this is an attractive two-storey house of stone construction which is painted and harled beneath a pitched slate roof.

The cottage has mains electricity, mains water, private drainage to a septic tank and LPG central heating and hot water. The accommodation is on two floors as follows:

Ground Floor: Sitting room with open fireplace, bedroom/ dining room, kitchen and utility room with WC.

First Floor: 2 bedrooms and bathroom with electric shower.

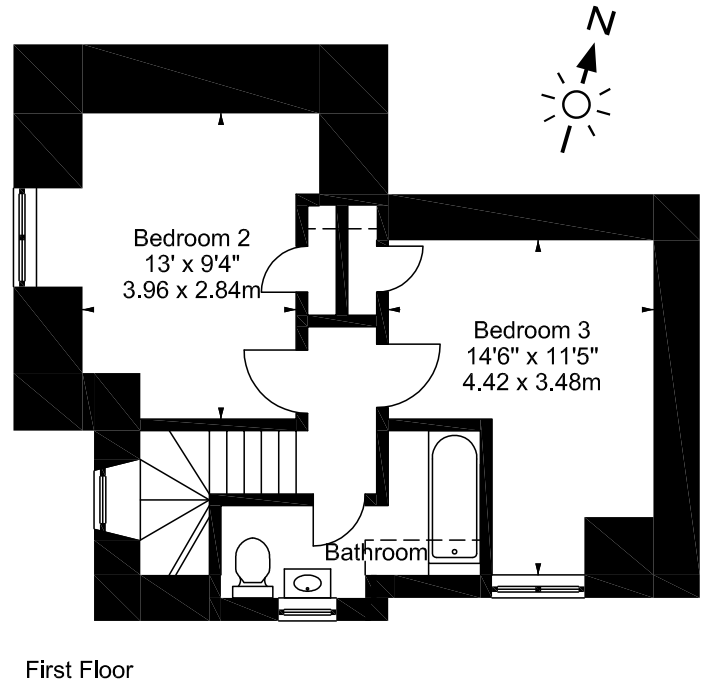
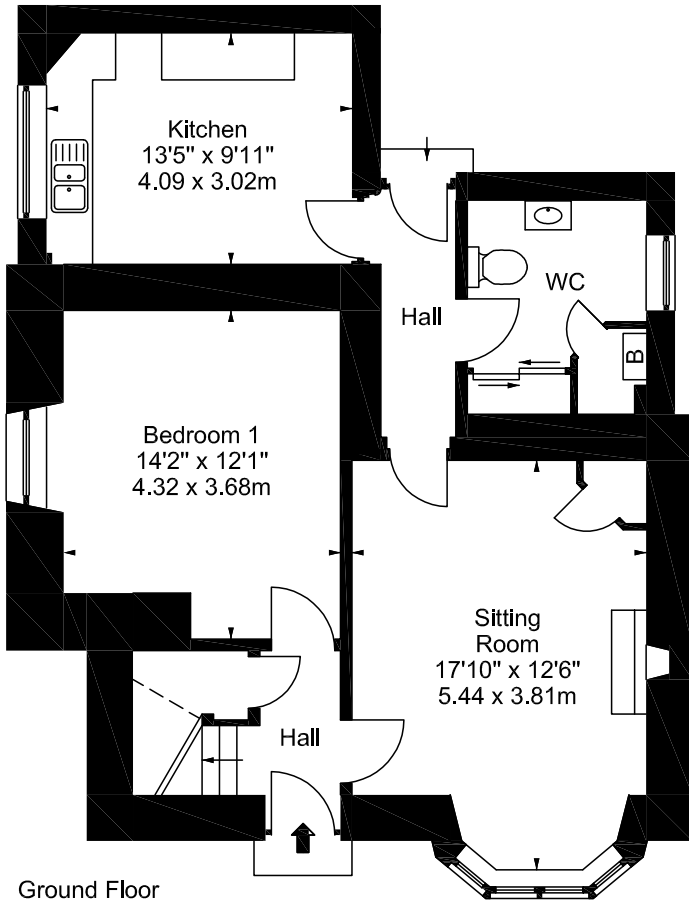
There is a gravel parking area on the east side of the house with single garage, and outdoor tool shed, workshop and log store. There is also a large garden surrounding the house and extending to the south side of the track onto the river Tay.

- 3 bedrooms.
- LPG CH. Open fire with back-boiler. Log store.
- Conveniently located for Perth, Dundee, Edinburgh, Glasgow.
- Available unfurnished from 01/02/2017
- L/L Reg No: 447604/340/21311
- Council tax: D
- Deposit: 2 months' rent
- £800 pcm



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Approx. Gross Internal Area 1159 Sq Ft - 107.67 Sq M
For identification only. Not to scale. © SquareFoot 2017



Travel directions

Take the A9 northbound from Perth. After 1 mile take first slip road onto B9099 for 4 miles passing through Luncarty and continue through Stanley. After Stanley turn right at junction signposted Kinclaven/Blairgowrie. Carry on along this road for 1 mile and over hump back railway bridge. Drive entrance is on RHS with sign posted Taymount Home Farm. Continue along drive, pass the farm, until fingerpost sign indicating turn-off to RHS for Sawmill Cottage and River Tay.



For more details:

Call: 07909 66 22 36

Email: info@taymountestate.com