

16 Tullylumb Terrace Perth, PH1 1BA

  
**Possible**  
Making it Possible



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## 16 Tullylumb Terrace Perth, PH1 1BA

- Detached four-bedroom family home
- Large living room
- Open-plan kitchen/dining/family room
- En-suite to principal bedroom
- Family bathroom & downstairs WC

- Generous room sizes with ample storage
- Bay windows and skylights enhancing natural light
- Landscaped private garden with lawn and patio
- Driveway and detached double garage
- Highly desirable Perth location

This beautifully presented and extended family home on Tullylumb Terrace offers the perfect balance of modern comfort and traditional charm. Set within a desirable residential area of Perth, the property provides very generous, flexible living across two floors.

On the ground floor, a welcoming hallway leads to a bright bay-fronted living room, ideal for relaxing and entertaining. A superb open-plan kitchen/dining/family room offers a vibrant family space. The dining area provides an elegant setting for gatherings while the modern fitted kitchen, complete with central island and integrated appliances, offers functionality and style, with direct access to the garden. A convenient ground-floor WC completes this level. Upstairs, the accommodation comprises four double bedrooms, including a superb principal suite with en-suite shower room. A family bathroom serves the remaining bedrooms. Each room is generously sized, with ample storage and natural light throughout. Externally, the property boasts a well-maintained private garden, with lawn, patio areas, and space for outdoor dining and play. A gated driveway leads to a detached double garage, offering secure parking and additional storage. With its stylish interiors, versatile living spaces, and excellent location, this property makes an exceptional family home within one of Perth's most sought-after neighbourhoods.









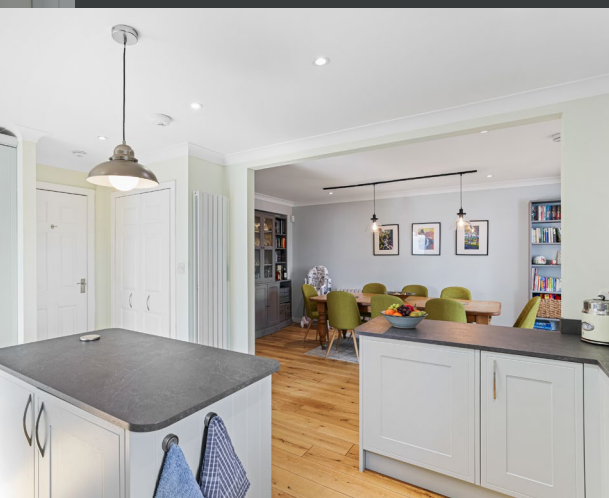
16 Tullylumb Terrace Perth

















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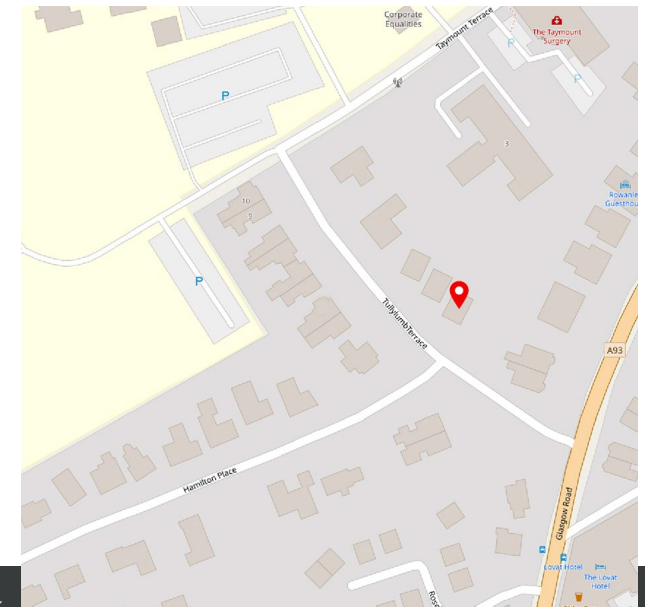






## LOCATION

Tullylumb Terrace is set within a sought-after residential area of Perth, combining peaceful surroundings with excellent convenience. Families will appreciate the proximity to well-regarded primary and secondary schools, as well as local parks and green spaces. The city centre is just a short drive away, offering a wide selection of shops, cafés, restaurants, and leisure facilities. Perth also benefits from strong transport links, including road connections to Dundee, Edinburgh, and Glasgow, and a mainline train station providing services across Scotland. With its blend of community feel, amenities, and accessibility, Tullylumb Terrace is a highly attractive place to call home.







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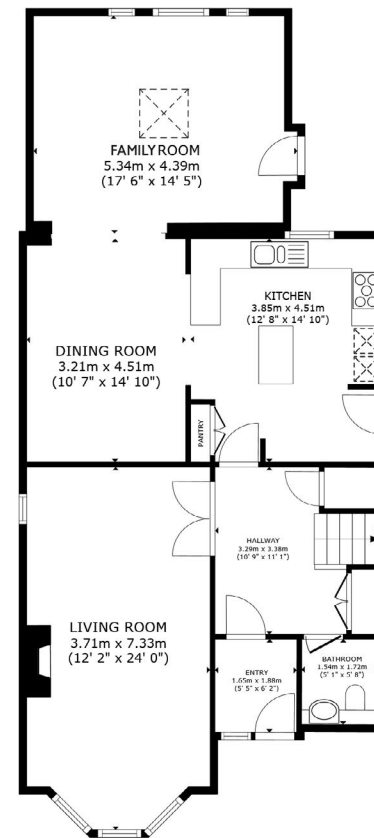
rightmove.co.uk

PrimeLocation.com

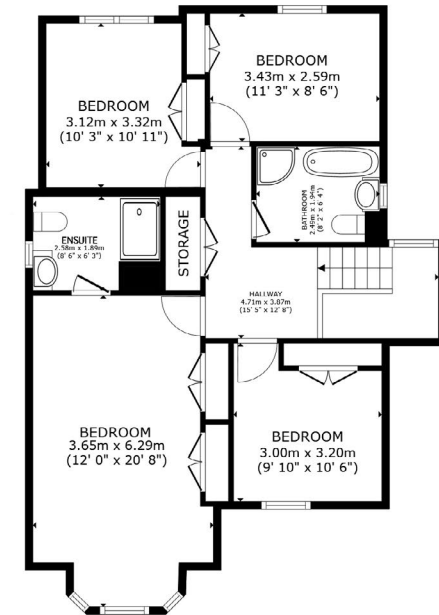


**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

All Measurements are Approximate Measurements are approximate. Not to Scale. For illustrative purposes only.



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 99.6 m<sup>2</sup> (1,072 sq.ft.) FLOOR 2 76.1 m<sup>2</sup> (820 sq.ft.)  
TOTAL : 175.7 m<sup>2</sup> (1,891 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.