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**CLERWOOD BURNMOUTH FERRY, STANLEY**

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## AT A GLANCE

Outstanding Recently Constructed Family Home  
Oversized Detached Triple Garage  
Open Views Over The River Tay  
Private Gated Access  
Beautiful Garden Grounds

## THE FINER DETAILS

Air Source Heat Pump  
Alarm System/Security Cameras & Ring Doorbell System  
Nordan Double-Glazed Windows & Patio Doors  
Remote-Controlled Zoned Driveway Lighting  
Extended Ceiling Height 2.7m High Downstairs  
EPC- band C



## CLERWOOD BURNMOUTH FERRY, STANLEY PH1 4QF

Clerwood is an exceptional, recently constructed, detached family home which sits proudly on the banks of the River Tay to the east of the popular Perthshire village of Stanley.

The property enjoys an idyllic situation with breathtaking open views over the river and the Linn Pool and is surrounded by rolling countryside. Burnmouth Ferry was one of the traditional crossings on the River Tay which is a salmon river. The Linn Pool stretches downstream to the Stanley Weir with the well known Stanley Mills and beyond.

Completed in May 2019, this large contemporary and highly efficient home measuring circa 3455 Sqft offers flexible modern living within a wonderful setting. The property is accessed via an adopted road to it's private entrance with substantial gardens to the front of the property. There is an impressive triple garage with electric remote doors which is detached from the house and there is further parking for several vehicles. Designed to take full advantage of the river views, the stunning family room and open plan kitchen really is the heart of this home. There are a number

of patio and seating areas from which to relax and enjoy the outlook. The rooms are all extremely well proportioned and the extended ground floor ceiling height provides a real feeling of space.

Accommodation is formed over two floor levels and in full comprises; Entrance porch with welcoming main double doors leading into the bright reception hallway with vestibule and ample storage cupboards along with feature oak staircase. Front facing formal sitting room with wood burning stove, additional reception room which is currently being used as a TV room, (could be utilised as a ground floor bedroom if required), river facing dining room, downstairs cloakroom WC, useful utility room and a superb open plan living and dining kitchen. The feature staircase leads to an impressive open gallery landing. The master suite boasts a sizeable walk in wardrobe with a range of hanging and drawer space along with a spacious en suite bathroom complete with walk in shower, two sinks with fitted vanity unit and W.C. There are four further generous bedrooms with a contemporary Jack and Jill shower room, further en suite shower room, along with a well appointed family bathroom.











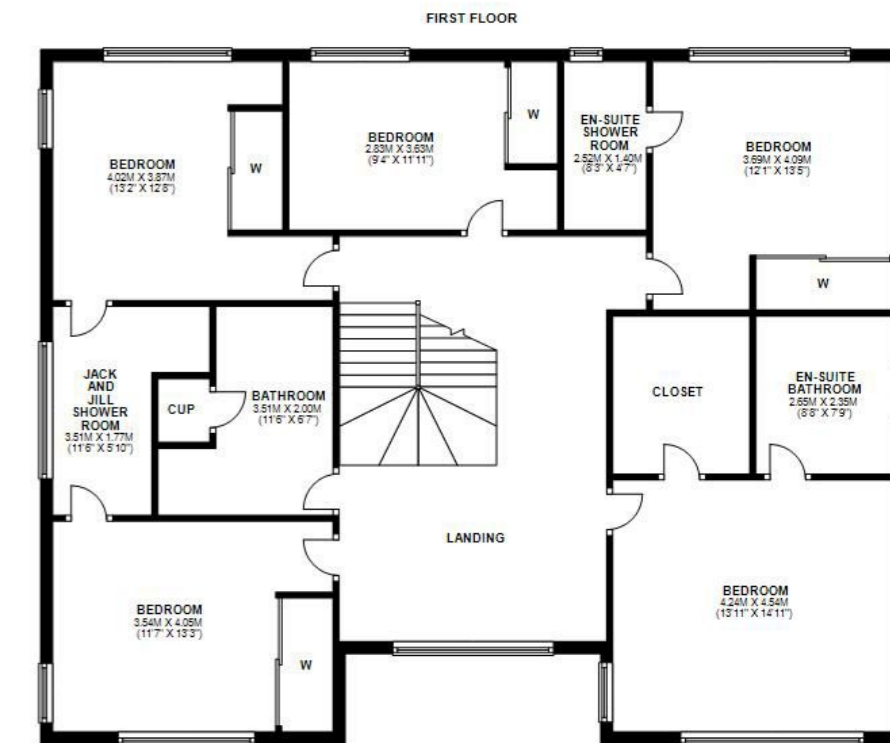
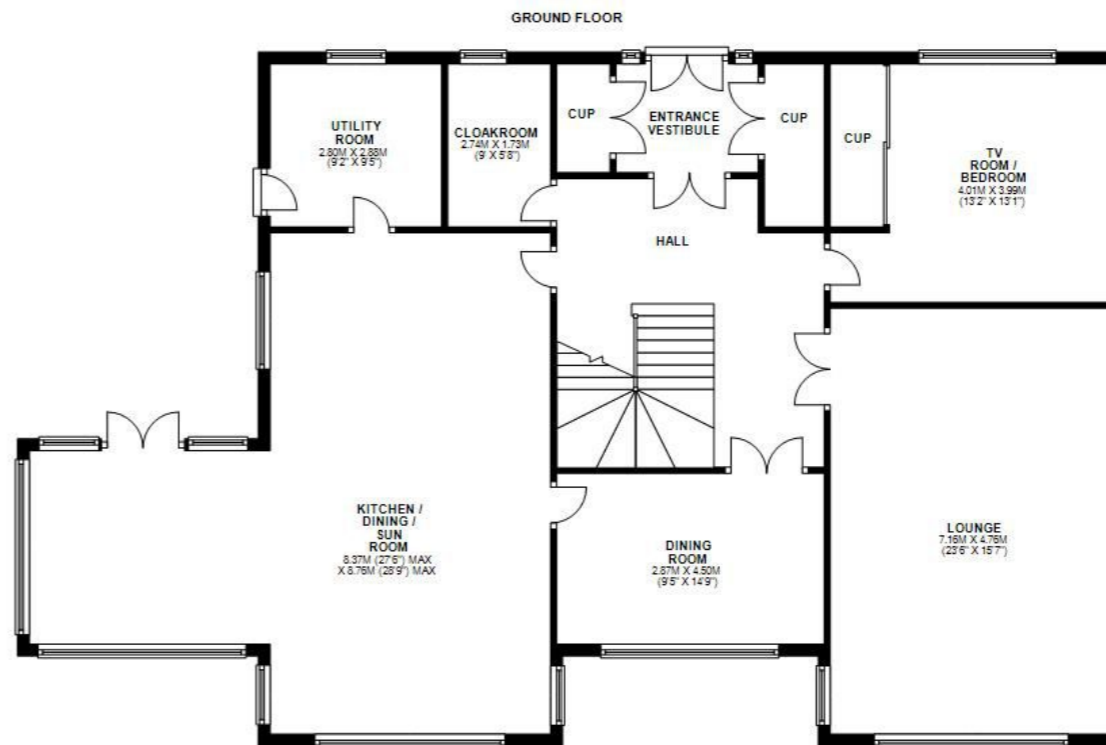
Stanley village provides excellent facilities including a well regarded primary school, church, two general stores, post office, chemist, excellent butcher shop, takeaway restaurant, local pub, hotel and restaurants. This is a most attractive and accessible part of Perthshire. From Perth, the M90 links to Edinburgh and the south, whilst the A9 goes west to Stirling and Glasgow and north to Inverness. Perth has a railway station with services to Edinburgh, Glasgow, Aberdeen and Inverness. Edinburgh Airport is easily reached and there are also services from Dundee Airport to London Stansted.

The area is well known for its excellent range of outdoor pursuits. Salmon fishing can be taken on the River Tay and the River Isla, with trout fishing available on local lochs. The Perthshire and Angus hills lie within easy reach, and offer ample opportunity for hill walking, and there is skiing at Glenshee in the winter months. There is a championship golf course at Rosemount, Blairgowrie, with further courses at Murrayshall and Alyth. Perth is considered one of the most desirable cities in the United Kingdom. The city centre has an excellent range of shops and professional services. There are a number of high quality restaurants and good leisure facilities including a swimming pool, ice rink and sports centres. Secondary schooling is available at Perth Grammar as well as in Blairgowrie and Dunkeld. Private schools in the area include Craigclowan, Kilgraston, Glenalmond, Strathallan and Dundee High School.

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EPC Band C  
Approx gross internal area 3455 SqFt - 321 SqM  
Property reference XR1627

Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points.







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