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SUNNY CORNER  
BIRNAM GLEN  
DUNKELD PH8 OBN





Positioned at the foot of Birnam Glen just a few minutes' walk from the village is this impressive four bedroom detached house with beautiful mature garden grounds and outdoor heated swimming pool.

Sunny Corner is a former coach house, now a wonderful family home in a private setting within a conservation area in the popular Perthshire village of Birnam.



#### AT A GLANCE

- Four bedroom detached house
- Cosy sitting room with wood burning stove
- Formal drawing room
- Impressive open plan dining kitchen
- Large family bathroom

#### THE FINER DETAIL

- Beautiful mature garden grounds
- Outdoor heated swimming pool
- Driveway with ample parking space
- EPC Band D







Accommodation is formed over two levels, measures over 2400 sqft and comprises; front porch, welcoming reception hallway, cosy sitting room with wood burning stove, formal drawing room with space for a large dining table and chairs, impressive open plan dining kitchen with a range of floor and wall mounted units and French doors opening to a lovely private patio. Completing the ground floor accommodation there is a large utility room and useful laundry room.

On the first floor is the master bedroom with adjoining shower room and dressing room / office area. There are three further bedrooms on this level and a large family bathroom with excellent storage facilities. Externally the entrance to the property, which is enclosed by a stone wall, is through a wooden gate onto a gravel driveway with ample parking space. A gate in the white picket fence leads to a patio area at the front of the house with views over the nearby woodland. At the side of the porch there is a lawn area with flower beds, shrubs and a raised seating area. At the rear of Sunny Corner there are steps leading up to a further garden and a walled area which surrounds a 10m x 5m heated swimming pool. Gardens grounds extend to approximately one third of an acre.

Birnam is a charming village which was originally made famous by Birnam Wood in Shakespeare's play Macbeth. Birnam Arts Centre is a community owned arts centre which offers theatre, concerts, art exhibitions, facilities for meetings and workshops as well as a Beatrix Potter exhibition and indoor children's play area. The local library, a gift shop and a popular cafe are based in the centre. Sunny Corner is ideally positioned within walking distance of the primary school, (The Royal School of Dunkeld), the medical centre, the arts centre, tennis courts and a bowling green. Birnam lies adjacent to The Royal Burgh of Dunkeld, both of which are on the banks of the River Tay, the setting for the magnificent Dunkeld Cathedral. Together the two villages offer a wide range of shops, restaurants, hotels, a post

office and bank. The 18 hole Dunkeld and Birnam Golf course is a short drive away. Also close by is the Hermitage owned by The National Trust for Scotland, which is a well loved woodland walk and there are many walks and cycle routes in the area. Perth, about 13 miles south of Birnam, has an excellent range of shops, supermarkets and professional services, and is in a pivotal position with motorway and dual carriageway connections to all the major cities of Scotland. Dunkeld and Birnam Railway Station is within 5 minutes' walk from Sunny Corner and provides direct services to Perth Edinburgh, Glasgow, Inverness as well as the sleeper service to and from London.







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EPC Band D

Approx gross internal area 2411 sqft | 224 sqm

Property reference XL1707

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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