



CRAIGDHU
EASTER DALGUISE
PH8 0JU

 To view the HD video click here







Presented to the market in immaculate condition throughout, is this converted 19th century farmhouse and attached farm buildings, with outstanding views over the surrounding countryside, positioned within the extremely sought after hamlet of Dalguise.

The property has been significantly and comprehensively modernised by the current owners to provide a warm, comfortable and highly efficient home. The beautiful reception rooms overlook the exceptionally well maintained gardens. The HD Drone video shows the wonderful position of this fantastic family home however to fully appreciate the standard of accommodation viewing is highly recommended.



AT A GLANCE

- Four flexible reception rooms
- Detached double garage
- Exceptional countryside view
- Private parking for multiple vehicles

THE FINER DETAIL

- Biomass boiler
- High speed broadband
- Productive orchard and vegetable garden
- High-end wood burning stoves
- EPC Environmental Impact Rating Band A
- EPC Band D











Some of the key features of this impressive country home include high speed business broadband, a fully fitted country style kitchen, a fully insulated external studio/office, a separate 'farmworkers bothy' which is currently being used as a double garage, and a productive orchard and vegetable garden. There is a wood pellet biomass central heating boiler positioned in an external boiler shed, with 1 year of Renewable Heat Incentive payments remaining, and two high-end wood-burning stoves. Accommodation extends to circa 218 sq metres and is formed over two floor levels with two

separate staircases at either end of the property. In total there are four reception rooms and four double bedrooms. There is a well-appointed family bathroom, a contemporary wetroom and an attractive WC. The layout of the house provides real flexibility and would suit the requirements of most buyers. Dalguise is a pretty hamlet on the west side of the River Tay just 5 miles north of Dunkeld. It is a sociable community, augmented by a lovely, active Village Hall where there are monthly pub nights, weekly activity groups and occasional live music concerts. The closest amenities are in Birnam and Dunkeld which include a medical centre, dentist, post office, bank, grocery stores, and a number of independent shops, cafes, popular bars and hotels. Dunkeld & Birnam railway station has regular services north and south. Perth, about 18 miles south of Dalguise, has a more comprehensive range of shops and professional services and is in a pivotal position with road and rail connections to all the major cities of central Scotland. To the north, the popular village of Aberfeldy provides a further range of amenities and schooling. There are excellent arts and culture venues nearby, including Birnam Arts Centre for music, theatre and visual art. Pitlochry Festival Theatre and The Birks Community Cinema in Aberfeldy are both around a 20 minute drive.

Craigdhu is very well-placed for those who enjoy the outdoors. There are 20 miles of cycling and walking tracks in Craigvinean Forest, immediately behind the house. The River Tay, Dunkeld Cathedral and the ancient woodlands of the Hermitage are all nearby and only a little further afield hills such as Ben Vrackie, Schiehallion and Ben Lawers as well as lochs Tummel and Tay offer wonderful opportunities for walking, field sports and water sports. In the winter there is skiing at Glenshee which is 41 miles away. Golfers will enjoy the 18 hole Dunkeld and Birnam Golf Course, and the Dunkeld House Hotel and Spa which provides a swimming pool and leisure facilities for members. In terms of schooling, the local primary school is The Royal School of Dunkeld with secondary schooling at Breadalbane Academy in Aberfeldy. There are a number of excellent private schools within 30 miles, including Craigclowan and Ardreck (both preparatory), Strathallan, Glenalmond, Morrison's Academy and Kilgraston.











Illustration For Identification Purposes Only. Not To Scale



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EPC Band D

Approx gross internal area 2346 sqft | 218 sqm

Property reference XG1743

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.







Find out more contact Clyde Property Perth: 26 George Street, Perth PH1 5JR. T: 01738 507070 F: 01738 629439 E: perth@clydeproperty.co.uk



clydeproperty.co.uk

