 To view the HD video click here









Designed by a leading Scottish architect to achieve stunning views, natural light, and privacy this unique, contemporary home is finished to an exceptionally high standard throughout and set within generous garden grounds.

Shaya sits on the edge of the delightful village of Abernethy in southern Perthshire, which is located close to the Fife border. Steeped in history, the village is well known for its Round Tower built in the 9th Century.

Shaya is a superb and substantial modern villa which has seamlessly balanced the requirements for modern living with architectural detailing whilst making the most of the site's panoramic views. The house was completed in 2010, its purposeful design is enhanced by using stone and a crisp smooth render under a pitched slate roof, the addition of large areas of glass provide a contemporary mix to the traditional materials.



## AT A GLANCE

- Five large bedrooms
- Large cloakroom
- Natural wood post and beams
- Reception space is principally open plan and very impressive
- Kitchen/ breakfast room with its bespoke range of floor and wall unit
- Large wood burning stove with black granite hearth
- Home office with built in glass fronted shelving
- Utility room/Butler's office
- Large triple garage with electrically operated doors
- Weinor glass roof additional carport by the side of the

## THE FINER DETAIL

- Designed by a leading Scottish architect
- Integrated speakers for a surround sound music system.
- Electrically operated gates with a video entry phone system and CCTV
- Wired Intruder alarm system
- PIR motion sensor/projector lights around the perimeter of the house
- LED energy saving lighting throughout the house
- Open timber beams
- Panoramic views
- Library landing area
- Home office with built in glass fronted shelving
- Cinema room
- EPC Band C

















Internally, the open plan format is complimented by the double height vaulted ceilings with natural wood post and beams and masses of day light emanating from the prominent window design. Indulgence in design is evident throughout with an integrated heating system which has been replaced in recent times and includes a heat recovery system, ground source heat pump with underfloor heating, a wood burning stove with convection heaters as well as a built in vacuum system and integrated speakers for a surround sound music system including CAT cabling wired throughout the house. Heat exchange and ventilation system maintains air quality within the house.

Shaya is accessed via electrically operated gates with a video entry phone system and CCTV. The drive continues to a large triple garage and a car parking and turning area adjacent to the house. There is an additional Weinor glass roof car port adjacent to the front of the house.

Access to the house is via a bright vestibule with outstanding views over the Tay Valley and provides a welcoming entrance to the property. Functionality is provided by way of the adjacent large cloakroom providing masses of space for outdoor clothing and boots. The reception space is principally open plan and very impressive, spanning the breadth of the house and incorporates double height ceiling, full height windows, open timber beams and panoramic views. It is split over two levels with the lower level featuring a convex full height windowed elevation and a large wood burning stove with black granite hearth. A large dining and seating area are impressive spaces complemented by Sun Room that provides panoramic Westerly views. This exceptional entertaining space is conveniently situated, adjacent to the kitchen/ breakfast room with its bespoke range of floor and wall units. Finished to a high specification it includes a walk-in fridge, De Dietrich five ring induction hob, pan drawers, circular prep sink and large stainless steel sink as well as Gaggenau oven and microwave. A family room is centrally located in the hub of the house and provides access to the outside as well as favourably positioned between the kitchen/ breakfast room and the sitting room. Completing the accommodation on this level is a separate WC.

There is a large play room/home office beside the kitchen with access to the Sun Room and to the rear of the house.

The bedroom accommodation is over the first floor and includes a raised level Master bedroom suite which has its own private staircase and leads off to a library landing area with home office with built in glass fronted shelving. The master bedroom has wonderful views as well as a porthole window overlooking the Drawing Room. The room is complimented by a well-appointed en-suite bathroom with a Jacuzzi shower, heated towel rail and a range of cupboards. A large dressing room provides good levels of shelved and hanging rail storage. There are four further bedrooms over the first floor, one includes an en-suite shower room with WC and wash hand basin. The internal family bathroom has been finished to a high standard with a corner Victory Jacuzzi style bath and a separate shower with deluge showerhead and handheld attachment, a wash hand basin and WC. Completing the accommodation on this level is a south and west facing butler's office and a utility room which is fitted with a range of floor and wall units, finished with roll top work surfaces, washing machine and tumble dryer. There is a fixed rotary

clothes dryer outside the utility room. A stair rises from the first floor to a large attic room which has been converted to a large cinema room with integrated ceiling speakers.

Shaya sits on a generous plot with a large West facing terrace providing stunning views over the Tay Valley and surrounding countryside. The garden is predominately laid to lawn for easy maintenance. The triple garage has individually electrically operated doors with separate pedestrian access and located to the rear is a separate workshop area with gardener's loo. The garages have been thoughtfully designed and set back into the hill providing a large expanse of terracing above which is set behind a glass screen.

The property is located less than 3 miles from the M90 motorway, exit 9 accessed via A912 providing access to central Scotland's main arterial road network with motorway/dual carriageway access to Edinburgh, Perth, Dundee, Aberdeen, Stirling and Glasgow. Perth is approximately eight miles drive away and is considered one of the most desirable cities in the United Kingdom and the City Centre has an excellent range of shops, supermarkets and professional services. There are several high-quality restaurants and good leisure facilities, including a Swimming Pool, Ice Rink and two Sports Centres as well as the new Concert Hall. The location is well served with primary and secondary schooling with local private schooling found at Craigclowan (Perth), Kilgraston (Bridge of Earn), Strathallan, Glensalmond College, St. Leonards and Morrisons. Leading independent day and boarding school, Dollar Academy is 25 miles and only 30 minutes away. Abernethy itself is well served by local schools including Abernethy Primary School and secondary schooling at Perth High School.

Access to primary healthcare is available within three miles of the property with GP surgery and Dental practice. A & E services are provided by Perth Royal Infirmary and tertiary care services by Nine Wells Hospital at Dundee.

Locally there are many recreational activities available including Golf at the popular town of St Andrews, which lies to the East by about 23 miles. Off road driving range for 4x4 enthusiasts, in Cupar is less than 3 miles from the property. The Firth of Tay provides recreational opportunities along with an array of cycling routes, walks in the hills, country pursuits like fishing and horse racing at Scone all within easy reach.

There is good public transport including regular bus services to St Andrews and Perth. There are main line train stations at Perth and Cupar which offer regular services to Edinburgh, Stirling and Dundee and North to Aberdeen and Inverness. Fast access to Edinburgh and Glasgow International Airports is provided via central Scotland's arterial road network. These airports connect Scotland with Europe and rest of the world and there are daily services from Dundee Airport to London City airport. The A9 offers dual carriageway links to Perth and Stirling. From Perth the M90 heads Southwards to Edinburgh; the A90 heads Eastwards to Dundee and Aberdeen and the A9 goes Northwards to Inverness. With the opening of the Queensferry crossing in May 2017, the commute to Edinburgh is faster.

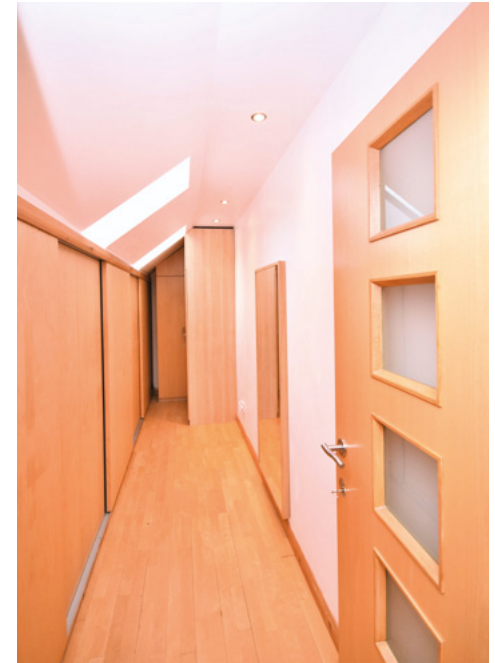












**SHAYA**  
**GLENFOOT**  
**ABERNETHY PH2 9LS**

EPC Band C

Approx gross internal area 4628 sqft | 430 sqm

Property reference XS1801

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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