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Forming part of a highly successful steading conversion, Torbeg is an exceptionally well presented three-bedroom home with wonderful open views over the surrounding hills and countryside.

Borelick is in intimate development of just five properties. The steading which is a conversion of original farm buildings consists of three properties cleverly designed around a central courtyard. Built with local stone, timber cladding and slate roofs the buildings fit perfectly into the landscape.

Internal accommodation is formed over two floor levels, measures 2238 sqft and in full comprises; welcoming atrium style hallway with double height ceiling, impressive open plan living, dining and kitchen area, useful utility room which provides access to the integral garage, ground level bedroom (currently utilised as a formal dining room) and attractive shower room. Stairs from the hallway lead to the open gallery landing and home office area. The main sitting room is found on the first floor and features triple aspect windows and wood burning stove. There are two further double bedrooms both of with benefit from en suite shower facilities. Warmth is provided by an oil fired central heating system.

Externally, there is a sunny courtyard garden perfectly positioned with uninterrupted views over the stunning surrounding countryside. There is parking for a number of vehicles and access to the integral garage.



## AT A GLANCE

Steading conversion

Three double bedrooms (bedrooms upstairs benefit from en suite shower rooms)

Main sitting room on the first floor (features triple aspect windows and wood burning stove)

Impressive open plan living, dining and kitchen area

Open gallery landing and home office area

Shower room

## THE FINER DETAIL

Sought after area

Conversion of original farm building

Wonderful open views over the surrounding hills and countryside

Utility room

Oil fired central heating system

Integral garage

EPC – C











Torbeg sits in a highly scenic position to the west of the Royal Burgh of Dunkeld in the popular and sought-after County of Perthshire. Offering good day-to-day services, Dunkeld is a thriving village with Post Office, bank, delicatessen, butcher, cafes, small supermarket, doctor's surgery and primary school and selection of excellent bar and restaurants. The Dunkeld House Hotel lies on the edge of the village offering recreational activities to members whilst a railway station to the north of the A9 provides regular services to the north and south.

The City of Perth lies some 20 miles south and offers a wide array of national retailers together with a theatre, concert hall, cinema, swimming pool, numerous restaurants and library. Further, there are a number of banks, supermarkets and both railway and bus stations. The cities of both Edinburgh and Glasgow can be reached in just over a 1½hr journey by car and provide international airports together with a wealth of city amenities.

The property is within a daily commute of a number of independent schools. On the edge of Perth is the Preparatory School of Craigclowan with Kilgraston by Bridge of Earn and Strathallan in the village of Forgandenny. Glenalmond lies beyond Harrietfield whilst Ardvreck and Morrison's Academy are both found in Crieff.

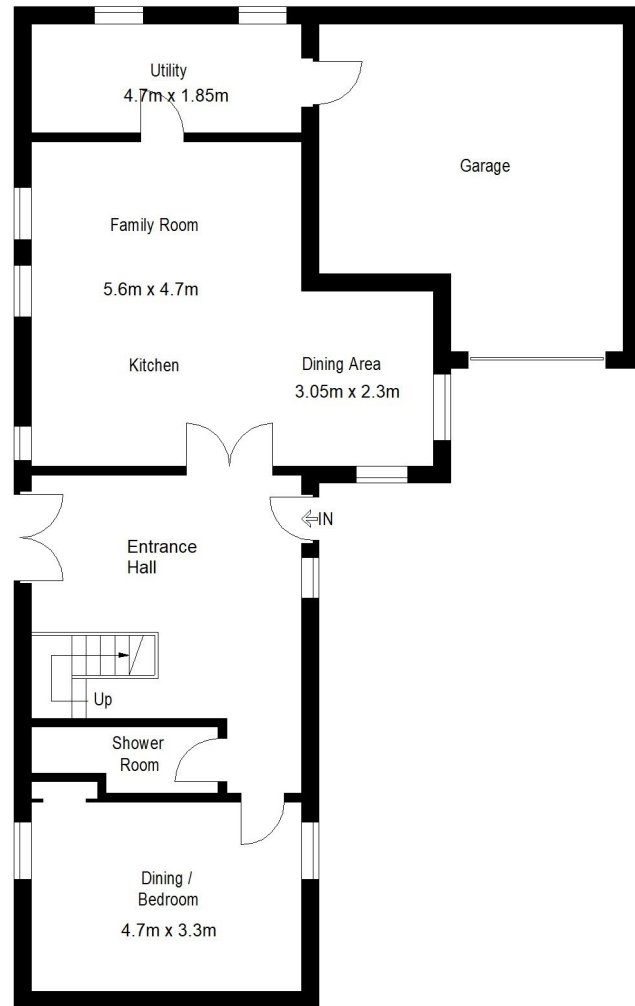
Perthshire is a county which provides a wide array of recreational pursuits. Hill walking may be enjoyed in the surrounding hills and glens with pretty woodland walks at the nearby Hermitage or along the banks of the River Tay from Dunkeld. For the golfer, there is an 18-hole course in Dunkeld itself whilst the championship course at Rosemount is within a comfortable distance. The world-renowned Gleneagles Hotel by Auchterarder lies about a 30-minute journey by car to the south with its three championship courses and equestrian centre, shooting school and sports facilities for members. Both fishing and shooting may be taken locally whilst for those interested in historical houses and gardens, there is Scone Palace close to Perth with its Palace, arboretum and extensive grounds and is close to Crieff, with Drummond Castle gardens open during the summer months. The Loch of the Lowes lies to the north-east of Dunkeld with its visitor centre and wildlife reserve and from where ospreys, red squirrels, woodpeckers and other woodland birds can all be observed.



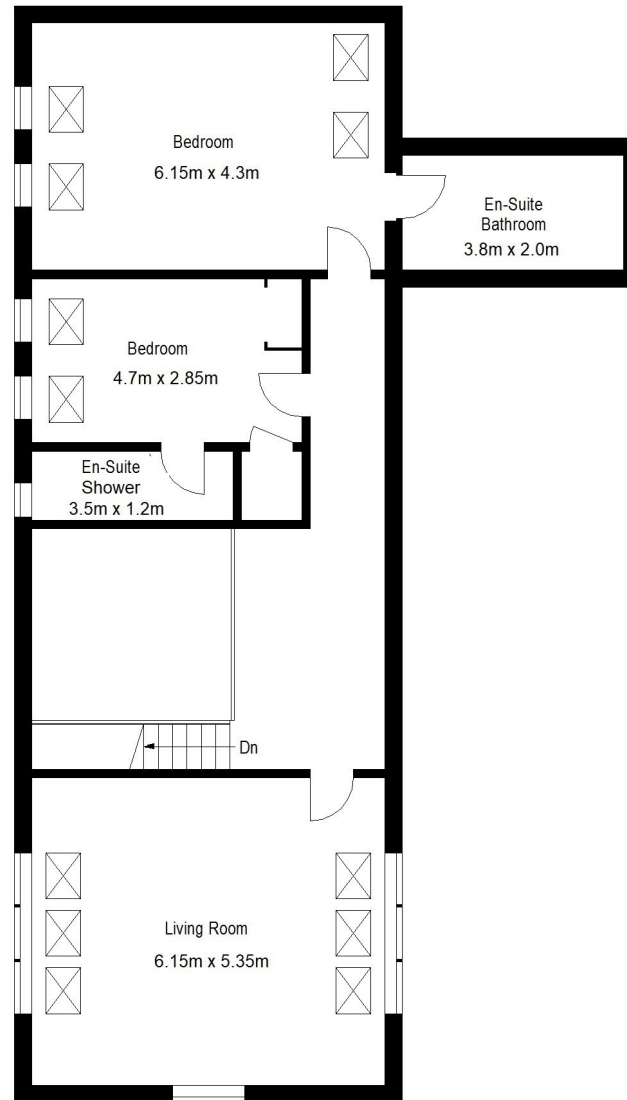








**Ground Floor**



**First Floor**

Illustration For Identification Purposes Only. Not To Scale



**TORBEG**  
**BORELICK**  
**DUNKELD PH8 OBX**

EPC Band C

Approx gross internal area 2238 sqft | 208 sqm

Property reference XA2122

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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