

Galbraith

CLUNIE COTTAGE

MIDDLETON, DALGUISE, DUNKELD



CLUNIE COTTAGE, MIDDLETON, DALGUISE, DUNKELD

A delightful cottage with beautiful private gardens and woodland in a superb location

Dunkeld 5 miles ■ Perth 19 miles ■ Edinburgh 64 miles

Offers Over £360,000

- 3 reception rooms. 3 bedrooms
- Charming traditional cottage with spacious reception spaces
- Flexible accommodation with light-filled bedrooms
- Beautiful mature garden with a pretty pond and a summer house
- Additional mature woodland provides extra garden space.
- Superb, accessible location close to Dunkeld and Perth

Galbraith

Perth
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perth@galbraithgroup.com

 OnTheMarket





SITUATION

Clunie Cottage lies in the pretty hamlet of Middleton near Dalguise in highland Perthshire. The ever-popular town of Dunkeld lies approximately 4 miles to the south; Dunkeld is a thriving village providing good day-to-day services, including a primary school, medical centre, small supermarket, delicatessen, butcher, baker, together with the historic Dunkeld Cathedral and the Dunkeld House Hotel. Breadalbane Academy Community Campus in Aberfeldy, is the closest high school and is equipped with a wide variety of facilities such as a swimming pool, fitness classes, sports hall and gym.

The City of Perth, lying about 19 miles to the south, offers further facilities, including national retailers, banks, a concert hall, theatre, cinema, a leisure pool and both railway and bus stations. In addition, there is the Dewars Centre, home to the well-respected Perth Curling Club. Dundee, known as the Fair City of Discovery, lies some 43 miles to the southeast and is equipped with the V & A Museum with its range of exhibitions, shopping centres, two universities and an airport with daily services to London.

Clunie Cottage is highly accessible, with easy access to the A9 North and South. The train station at Dunkeld/Birnam has regular services to Perth, Edinburgh, Inverness, and Glasgow, as well as a sleeper service to London.

The surrounding area has many beautiful walks, great tracks for cyclists and plenty of fishing for anglers. For golfers, Dunkeld and Birnam Golf Club is one of the most picturesque in Perthshire, and Clunie Cottage lies just 40-minute drive from the championship courses at the Gleneagles Hotel. Loch of the Lowes, just to the east of Dunkeld, is a designated wildlife reserve and a beautiful spot for walking and cycling. The nearby Hermitage and Tay Forest Park have some of Scotland's tallest trees and offer far-reaching views of the lochs and mountains of the Highlands. Water sports may be enjoyed on Loch Tay at Kenmore, where the marina with purpose-built facilities offers sailing, canoeing and kayaking and the surrounding hills and glens offer ample routes for hill walking with Ben Lawers located on its north shore.



DESCRIPTION

Clunie Cottage is a charming cottage that enjoys a quiet, private position within the hamlet of Dalguise. The entrance driveway leads to a garage with an additional gravel parking area. The pretty front door is framed by attractive borders and climbing flowers. The front door leads to an entrance hall with a downstairs bathroom and a set of stairs leading to the first floor. The entrance hall leads to the lovely sitting/dining room which is generously proportioned with a feature fireplace and patio doors leading to the stunning garden. With ample space and natural light, the sitting room is ideal for family life and hosting guests. The main stairs to the first floor are a central feature and unique design of this spacious yet cosy heart of the home.

Off the sitting room is the dining kitchen and utility room, the kitchen is well proportioned with a good range of wall and base units and an Aga and windows overlooking the rear garden. The sunroom has a lovely private position and a delightful suntrap off the kitchen. The utility room is well-provisioned, with a sink and storage space, access to a generous pantry, and a door to the garage.

Clunie Cottage benefits from ample accommodation on the first floor. It has a master bedroom with a built-in cupboard and two further double bedrooms, one of which has direct access to the entrance hall via a staircase. The bedrooms are serviced by a generous family bathroom and an airing cupboard.

ACCOMMODATION

Ground Floor: Entrance Hall, Sitting Room, Kitchen, Sunroom, Shower Room, Utility Room, Pantry.
 First Floor: Two / Three Double Bedrooms, Family Bathroom, Boiler Cupboard, Airing Cupboard.

GARDEN AND GROUNDS

Clunie Cottage sits within delightful private gardens, providing a wonderful, quiet space to enjoy the surroundings. The formal garden is primarily laid to lawn with a stunning selection of rhododendrons and azaleas, which provide a myriad of colours during the summer months. At the bottom of the garden is a pretty pond and a summerhouse, which could be used as a space to work from home or as a studio. The garden also has a greenhouse and garden sheds to the side of the house.

Further to the formal gardens, Clunie Cottage has part of the surrounding wood, which is accessed directly from the main garden. With a fantastic selection of mature oak and pine trees and further garden sheds, the woodlands are peaceful, filled with wildlife, and, in springtime, carpeted by bluebells, providing a stunning display.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Private	Freehold	Oil	Band E	D	FTTC	YES

ACCESS

Clunie Cottage is accessed via a shared track leading from the public road.

DIRECTIONS

From Perth, drive north on the A9, and after approximately 13 miles, turn left onto the B898 road sign posted for Dalguise. After approximately 3 miles, take the left-hand road at the Y junction and then take the first left. Follow the road up the hill, and the entrance to Clunie Cottage is on the right.

POSTCODE

PH8 0JX

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///tinned.unicorns.camp

SOLICITORS

Wright, Johnston & Mackenzie, 61 High Street, Dunblane, Perthshire, FK15 0EH. T: 01786 822296

LOCAL AUTHORITY

Perth and Kinross Council, Pullar House, 35 Kinnoull Street, Perth, PH1 5GD. T: 01738 475000

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars. Select items or furniture may be available as part of the sale. Further details are available from the selling agent.

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified.

Failure to provide required identification may result in an offer not being considered.







IMPORTANT NOTES

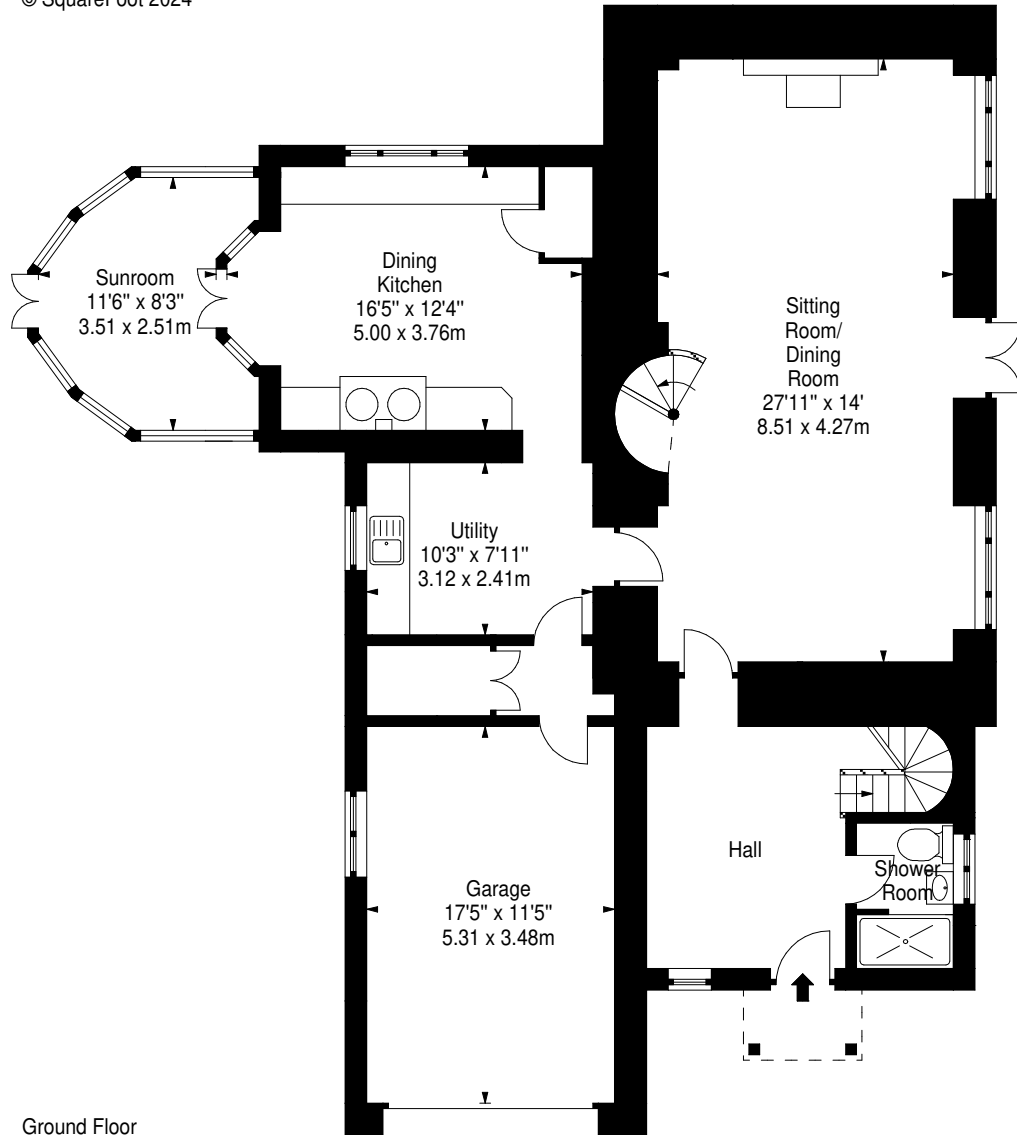
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in June 2024.



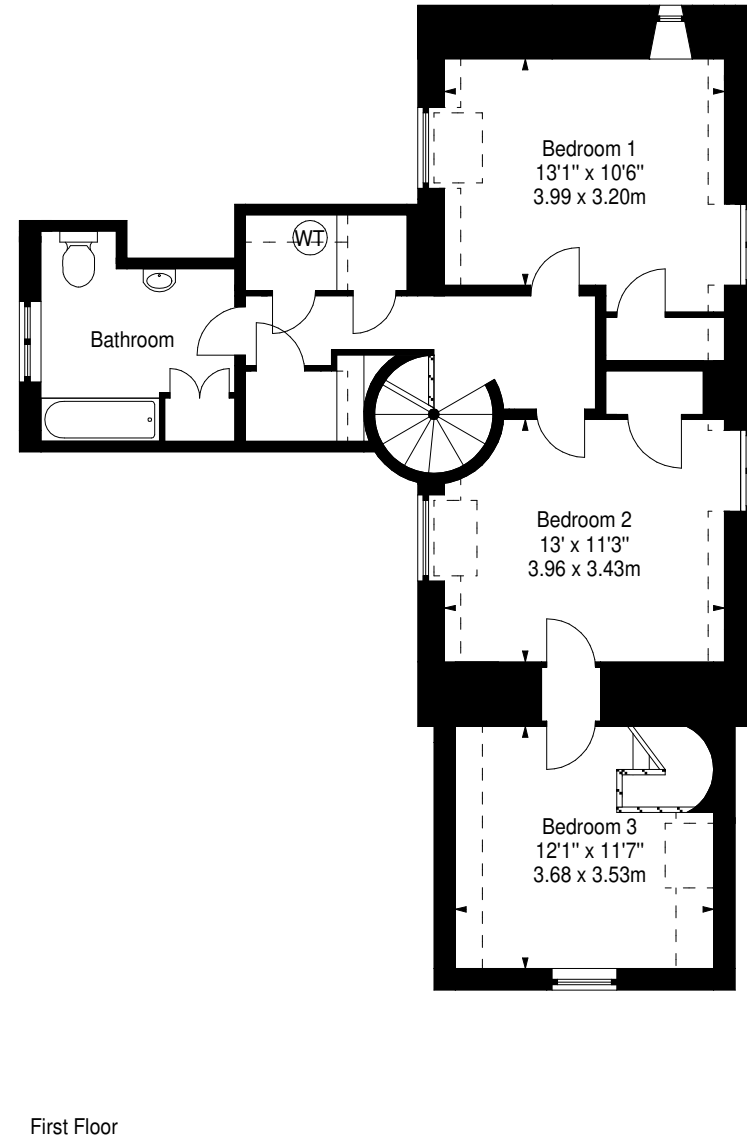
**Clunie Cottage,
Middleton,
Dalguise,
Dunkeld,
Perth and Kinross, PH8 0JX**



Approx. Gross Internal Area
2055 Sq Ft - 190.91 Sq M
(Including Garage)
For identification only. Not to scale.
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Ground Floor



First Floor



Galbraith
For Sale

Galbraith