



**HILL VIEW**

DUNGARTHILL, DUNKELD, PERTH AND KINROSS



# HILL VIEW, DUNGARTHILL, DUNKELD, PERTH AND KINROSS

A beautiful modern home in a fantastic location near Dunkeld

Dunkeld 3.4 miles ■ Perth 17.5 miles ■ Edinburgh 62 miles  
Glasgow 74.3 miles

Offers Over £550,000

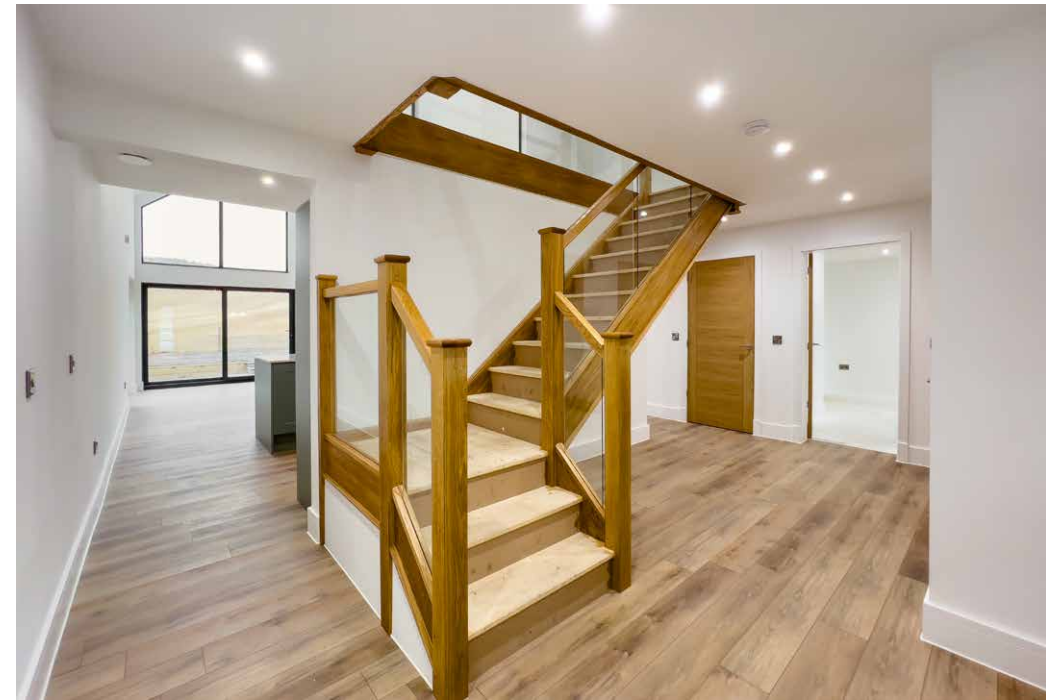
- Open plan reception space. 4 bedrooms
- Newly built contemporary home finished to a superb standard
- Spacious open plan reception space with beautiful views of the surrounding countryside
- Generously proportioned bedrooms with ample natural light
- Lovely gardens and ample parking
- Great location close to Dunkeld and easily accessible for the A9

**Galbraith**

Perth  
01738 451111  
perth@galbraithgroup.com

 OnTheMarket





### SITUATION

Hill View sits in a lovely rural setting, within a small cluster of principally new build houses at Dungarhill, some 3.5 miles west of Dunkeld, a popular and highly sought after village in the County of Perthshire. Dunkeld, lying on the banks of the River Tay, with its historic Cathedral, is a vibrant village with a thriving community and superb day to day facilities including a delicatessen, bakery, butcher, small supermarket, independent retailers, restaurants, coffee shops, golf course, medical centre and primary school. Dunkeld also has a train station providing regular services north and south together with the sleeper service to London.

Perth, known as the Fair City, is approximately 17.5 miles south and provides excellent facilities and services including national retailers, concert hall, theatre, swimming pool, banks, as well as a bus and train station with services to Edinburgh, Glasgow, Inverness and Aberdeen. Edinburgh can be reached in just over an hour's car journey with its international airport and broad and vibrant city amenities.

Perthshire is a county renowned for its wealth of recreational activities on its doorstep. The surrounding hills and glens offer many walking and mountain biking routes while winter sports can be enjoyed at Glenshee Ski Centre which lies about an hours car journey to the north. For the golfer there are numerous courses within a comfortable distance including Dunkeld, Perth and Blairgowrie. Dunkeld is also home to a clay pigeon shooting range, Land Rover Experience Scotland and The Dunkeld House Hotel which offers an extensive range of outdoor recreational activities such as fishing or quad biking. Here there are also a variety of walking and cycling routes along the River Tay.

### DESCRIPTION

Hill View is a lovely contemporary house which has been recently completed to the highest standard. The entrance hall leads to a stunning open plan kitchen and living room with double height ceilings and beautiful views of the surrounding countryside. The kitchen has integrated appliances and an island with a breakfast bar creating a social space ideal for hosting guests. The living room/dining room extends beyond the kitchen and is flexible and adaptable making it ideal for family life. Off the kitchen is a utility room with a back door to the patio and a larder cupboard.

The ground floor has two spacious double bedrooms, both with integrated wardrobes and ample room for furniture. One is en suite while the other is jack and jill.

A lovely oak staircase leads to the first floor where there is a mezzanine with windows overlooking the living room and the views beyond. This is an ideal space for a study, children's play area or a studio. There are two bedrooms on the first floor, with integrated wardrobes and lovely views, as well as a family bathroom.

### ACCOMMODATION

Ground Floor: Entrance Hall, Living/Kitchen, Utility, Double Bedroom with Jack and Jill Bathroom, Double Bedroom with En Suite.

First Floor: Mezzanine, 2 Double Bedrooms, Bathroom.

### GARDEN

Hill View has lovely garden grounds which provide exceptional views of the surrounding countryside. To the front of the house is a generous driveway with ample parking for multiple cars. To the rear of the property is a lovely patio, ideal for outdoor dining and enjoying the peaceful surroundings. Beyond the patio is the lawn which wraps around the rear and side of the house and provides a super space for children to play or for the creation of a beautiful productive garden.

### SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Broadband	Mobile
Private	Mains	Private	Freehold	Air Source Heat Pump	FTTC	YES

### FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

### ACCESS

Access is had via a shared access track off the unnamed public road.

### DIRECTIONS

From Dunkeld, head south-east on the A984. Continue for approximately 2 miles before taking a left hand turn. Continue on this track for approximately 1.7 miles. Passing Equine Unlimited on the right and following the track uphill and turning left at the T Junction. Continue up the track, bearing right and then the property is the first new build on the right hand side.

### POST CODE

PH8 0JF

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///being.chosen.blaze

### SOLICITORS

Pollock Fairbridge Solicitors, Pavilion 5, Buchanan Court, Cumbernauld Rd, Stepps, Glasgow G33 6HZ. T: 0141 779 2577

### 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.

### 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

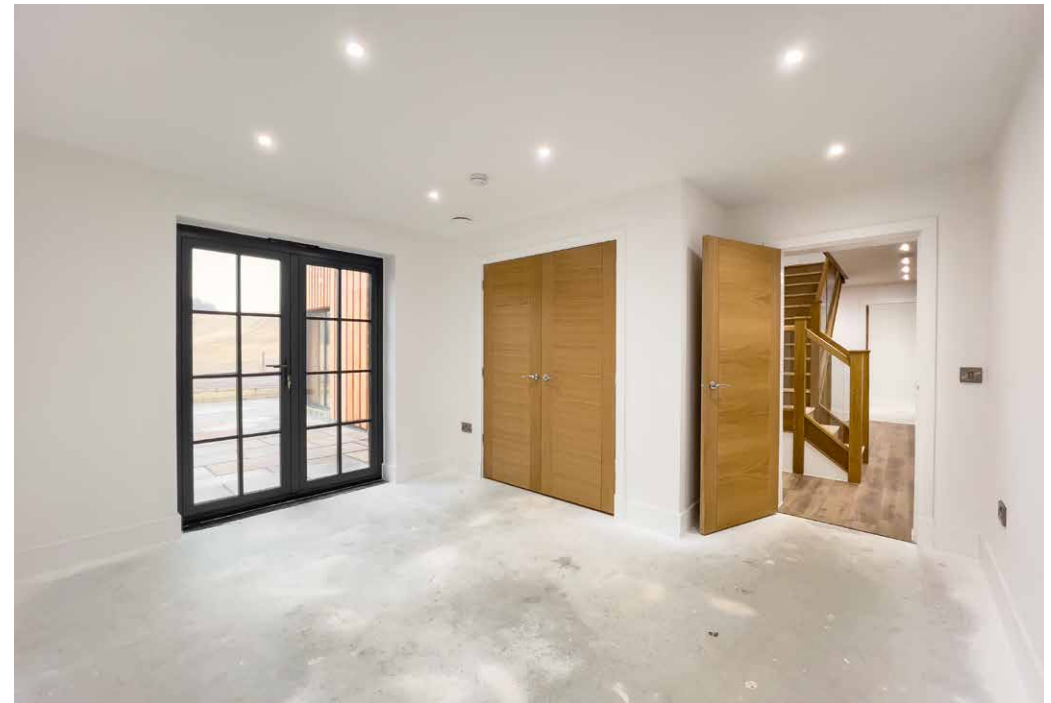
Failure to provide required identification may result in an offer not being considered.

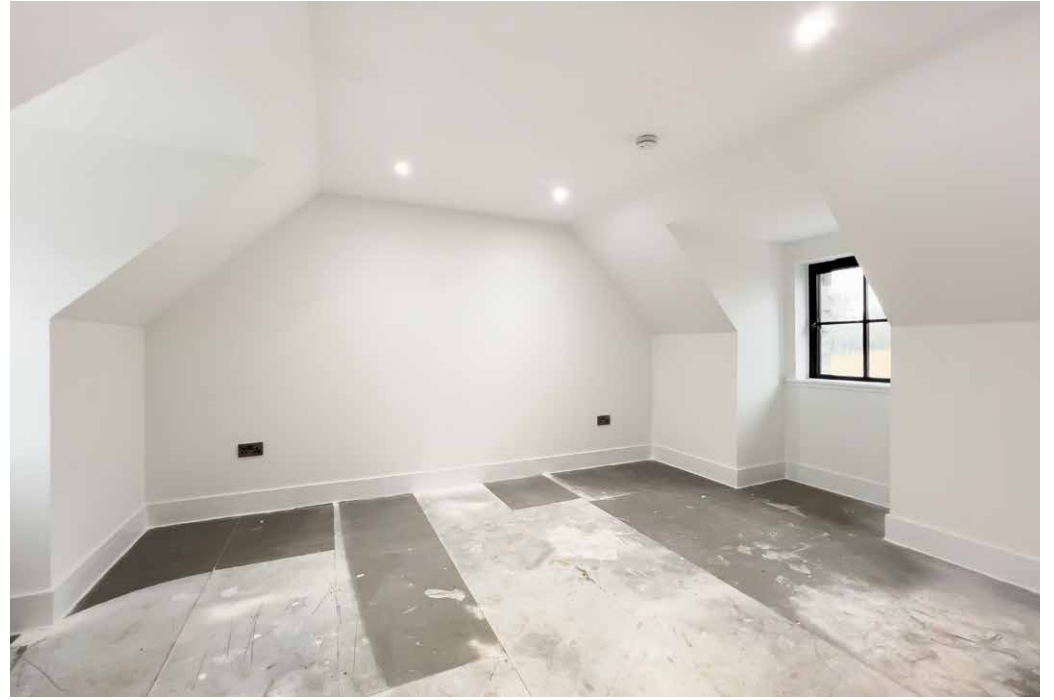
### HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

### 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 January 2025.

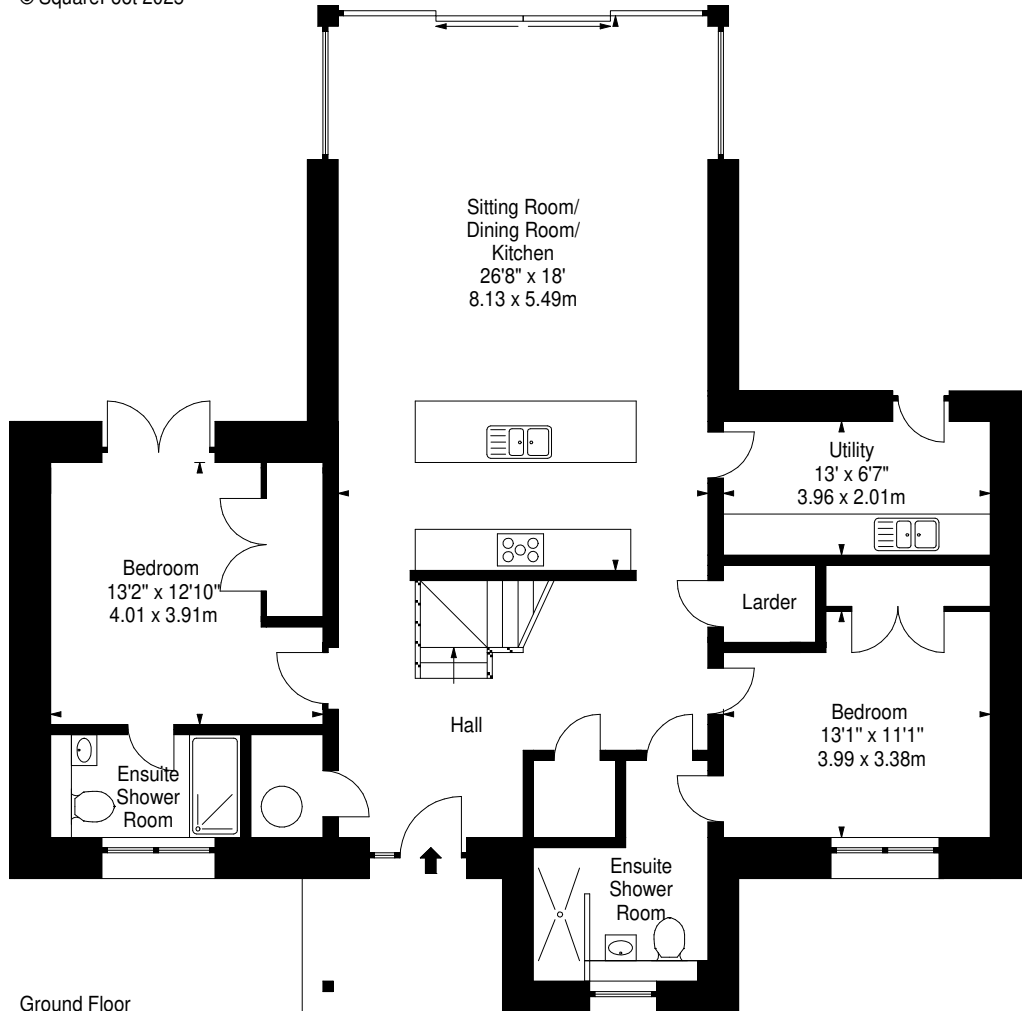




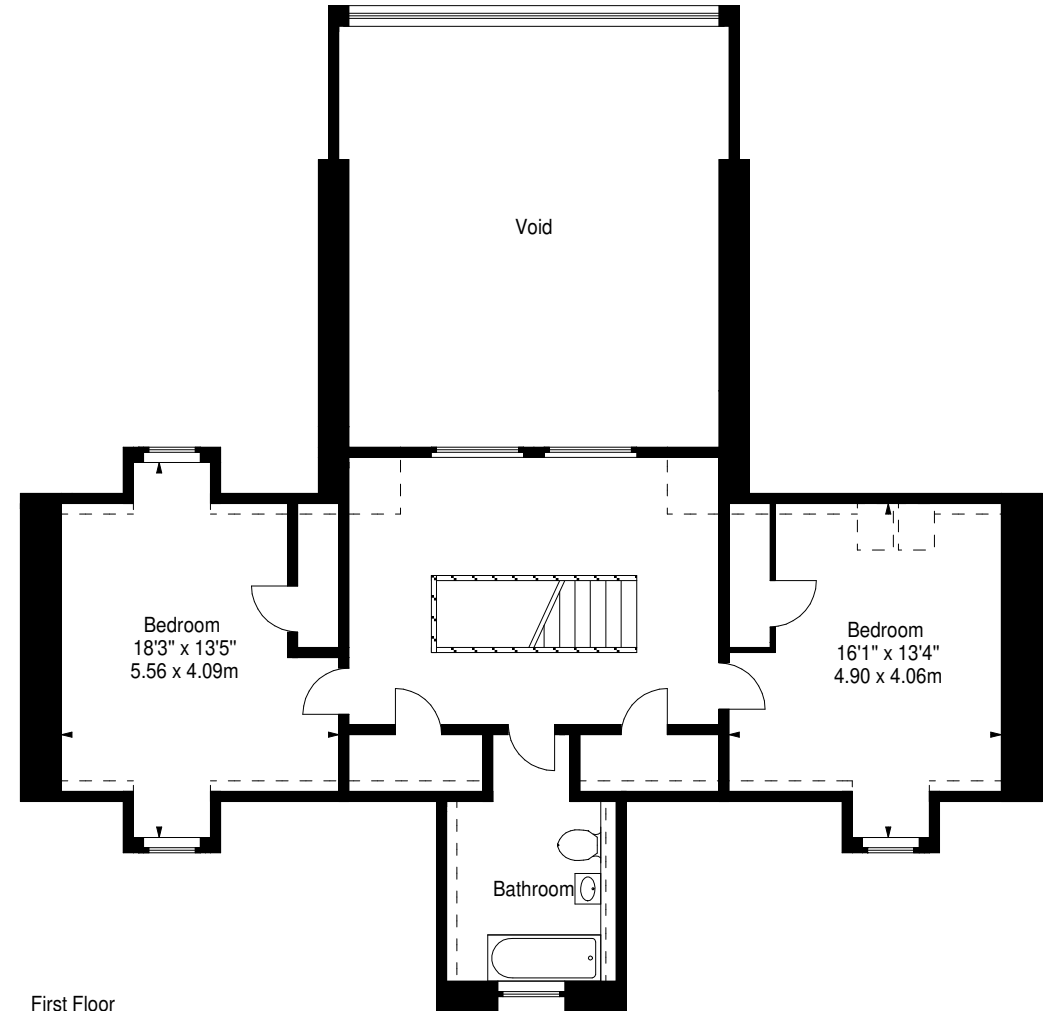
Dungarhill,  
Dunkeld,  
Perth & Kinross, PH8 0JF



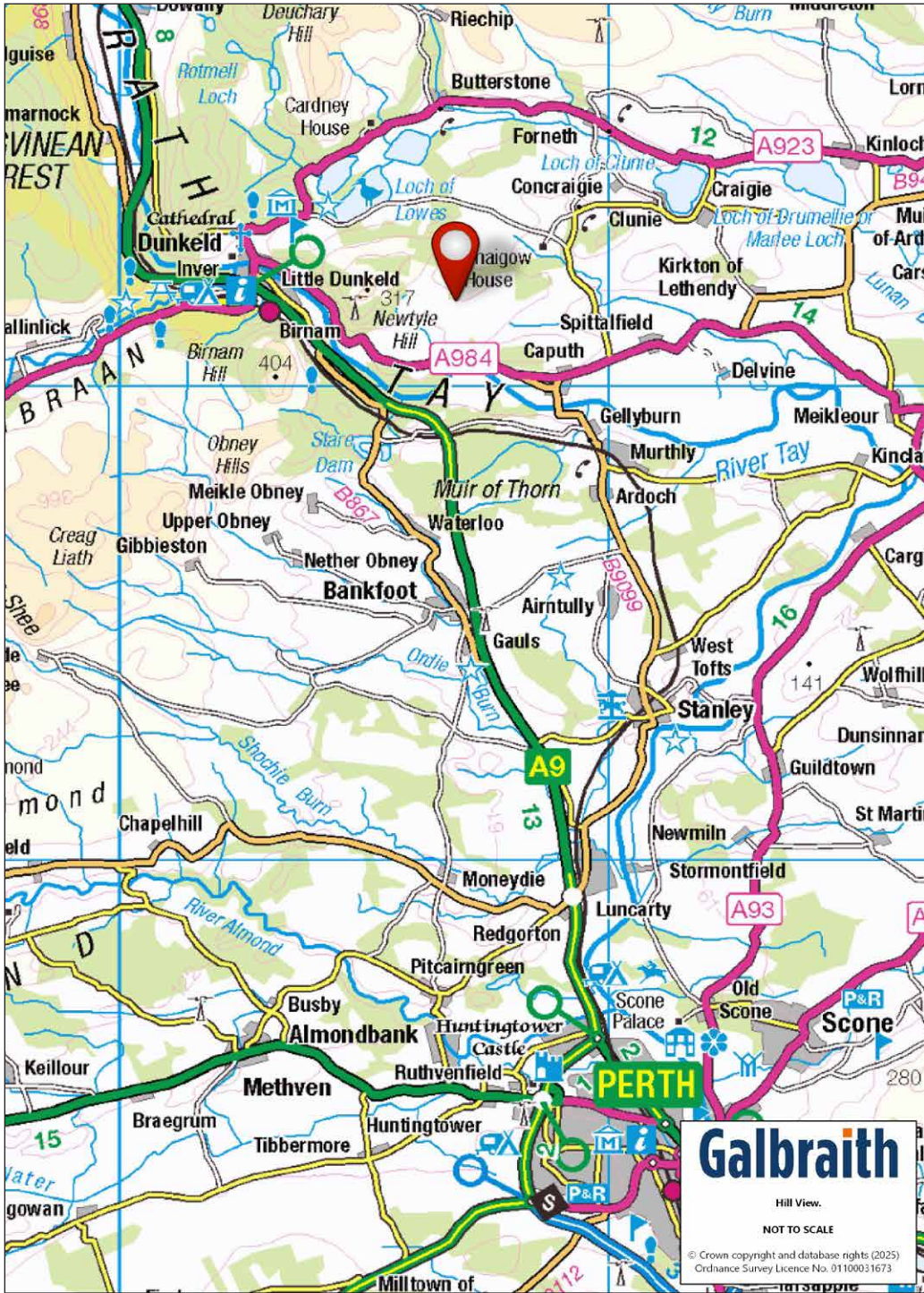
Approx. Gross Internal Area  
2111 Sq Ft - 196.11 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



Ground Floor



First Floor







**Galbraith**  
For Sale

**Galbraith**

  
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PLEASE RECYCLE