

**Galbraith**



**STRAVAIG, DUNGARTHILL**  
DUNKELD, PERTH AND KINROSS



# STRAVAIG, DUNGARTHILL, DUNKELD PERTH AND KINROSS

An impressive contemporary home set in a beautiful rural location near Dunkeld

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

Offers Over £825,000

- 3 reception rooms. 5 bedrooms.
- Recently completed contemporary home finished to an exceptional standard.
- Bright and airy reception spaces with fantastic views over the Perthshire countryside.
- Spacious bedrooms with ample storage space.
- Generous garden with an additional paddock.
- Commutable location close Dunkeld and easily accessible from the A9.

## Galbraith

Perth  
01738 451111  
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 OnTheMarket





#### SITUATION

Stravaig 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

Stravaig is a beautiful contemporary house, recently completed, which has been finished to a high standard with quality fixtures and fittings throughout. On entering, the high-quality finish is immediately evident with smart doors, door fittings, light fittings, windows, floorings and triple glazing throughout. The reception hall with its double high ceilings leads directly to the ample reception spaces which are all light and bright. The modern dining kitchen has a superb range of wall and base units and integrated appliances as well as triple aspect views over the garden and countryside beyond. The sitting room is a delightful space with a wood burning stove and French doors to the garden patio and the family room has windows looking over the garden resulting in a light space from where to enjoy the splendid views. Stravaig is cleverly designed so that from all of the reception spaces and the downstairs bedroom you can access a patio with roof overhangs outside the kitchen and bedroom to provide sheltered outdoor seating areas. The ground floor accommodation is complete with a guest bedroom, bathroom, boot room and utility room.

The first floor is reached by a broad staircase, with galleried landing and velux windows, and comprises the master bedroom with integrated wardrobes, en-suite and two Juliette balconies. The second double bedroom also has a lovely Juliette balcony and a stylish en-suite bathroom. There are further two double bedrooms, both en-suite, with wonderful views from each room.

Stravaig has been cleverly designed throughout with the best of modern technology to create a comfortable, efficient home. The heating is provided by a Mitsubishi Air Source Heat Pump system and there is a clever Komfovent Demekt ventilation and heat recovery system. The house has also been set up with a blue tooth sound system that has speakers in the bedrooms, kitchen, family room and the sitting room allowing for continuous entertainment throughout the house.

### ACCOMMODATION

Ground Floor: Hall, Dining Kitchen, Sitting Room, Family Room, Boot Room, Utility Room, Double Bedroom, Family Bathroom.

First Floor: Master Bedroom with En-Suite, 3 further Double Bedrooms with En-Suite.

### GARDEN (AND GROUNDS)

Stravaig sits centrally within its own well maintained garden with a good sized gravelled driveway providing ample parking. The garden is principally laid to lawn with a generous patio area perfect for outdoor dining and hosting friends and family. Directly in front of the house is the paddock, which offers the potential of further gardens space with a raised area that would suit a summer house, and also the potential of being used for growing fruit and vegetables.

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

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Private	Mains	Private	Freehold	Air Souce Heat Pump	Band G	B	FTTC	Yes

### 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 1.5 miles. The shared access track leading to Stravaig is the first on the right after passing 'Equine Unlimited'. Stravaig is the last property on the right.

### POST CODE

PH8 0JF

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///tightrope.hairspray.pictured

### SOLICITORS

Macnabs Law, 10 Barossa Pl, Perth PH1 5JX T: 01738 623432

### 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.

#### **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 August 2024.

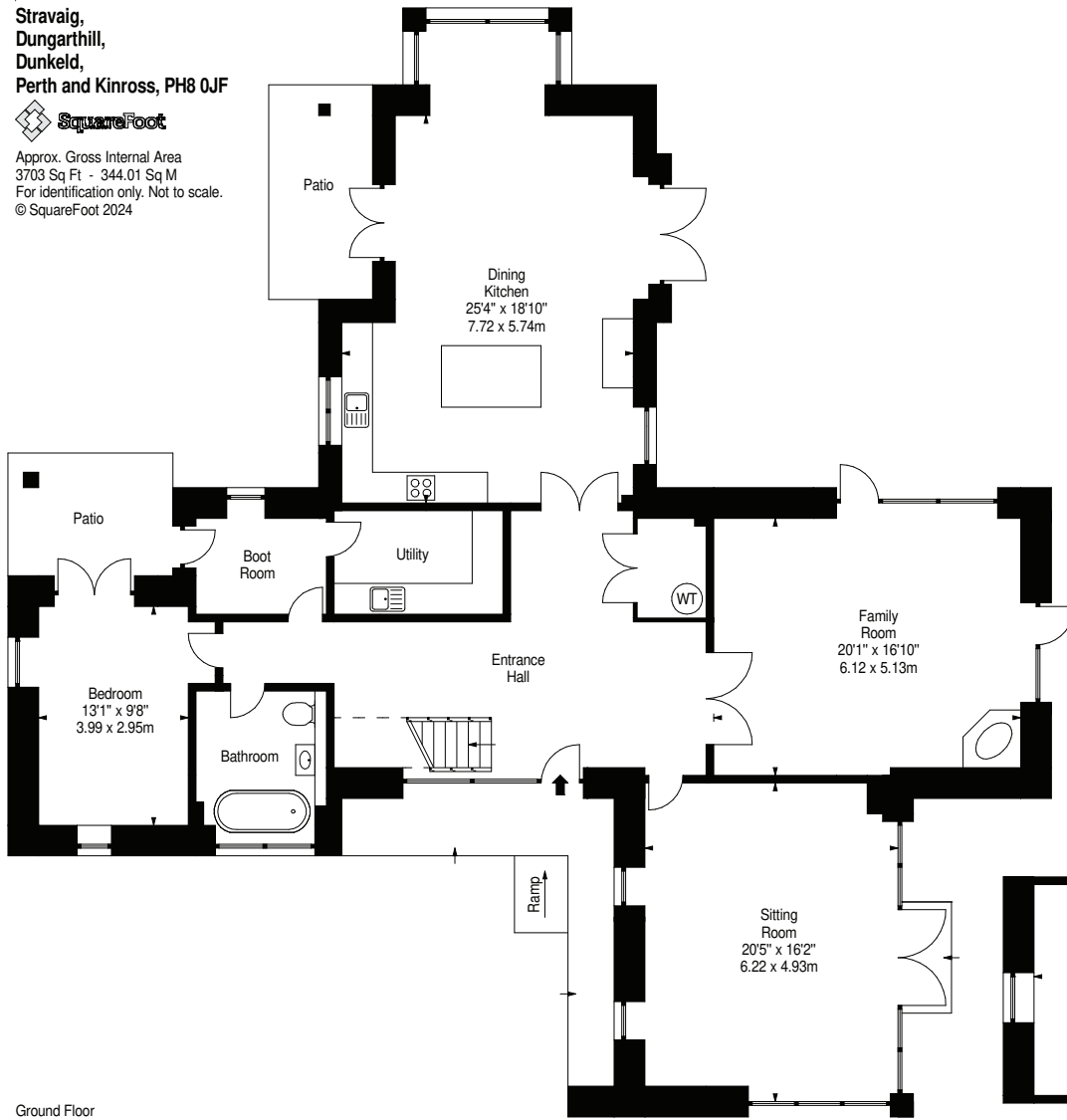




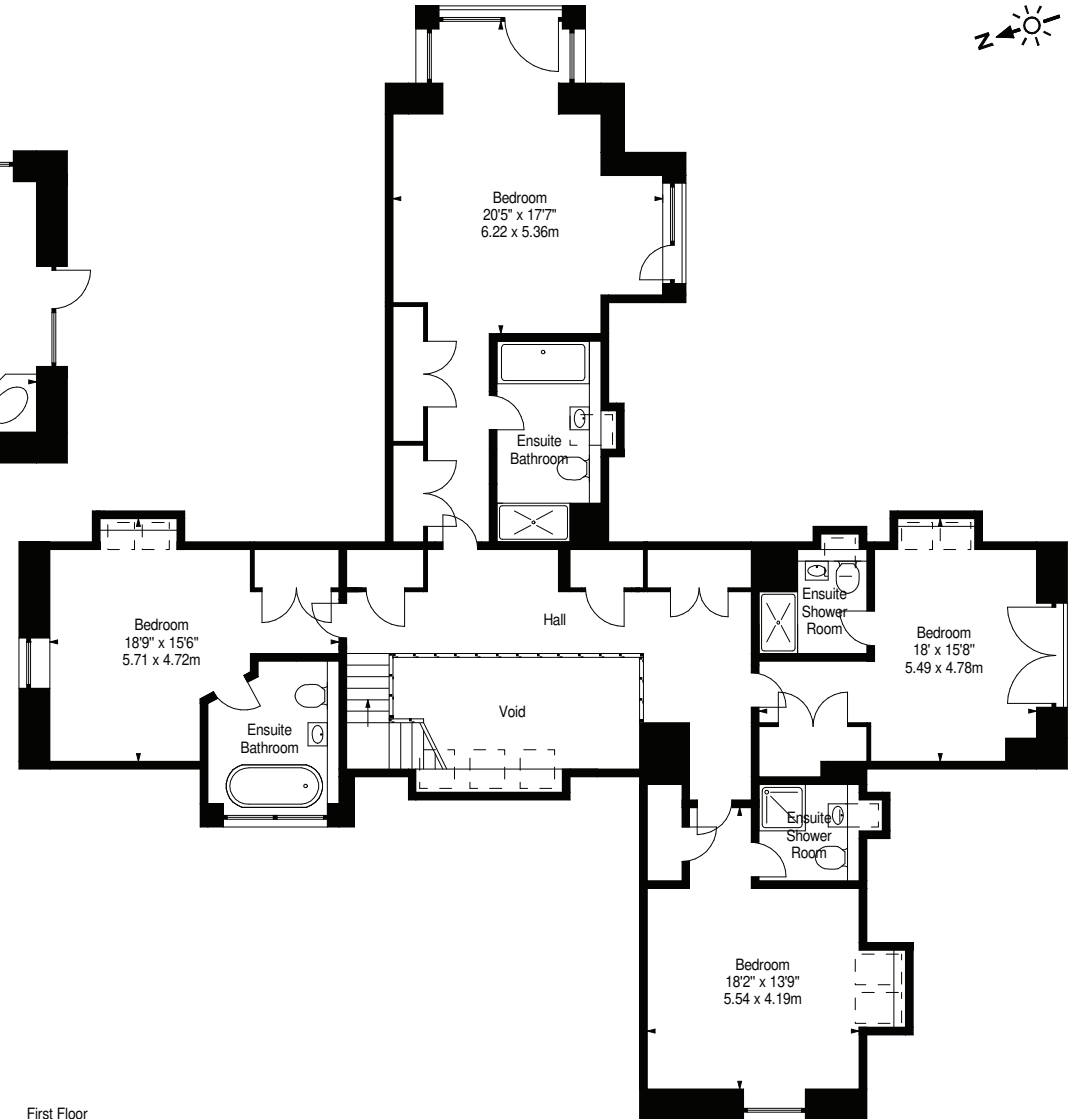
Stravaig,  
Dungarhill,  
Dunkeld,  
Perth and Kinross, PH8 0JF



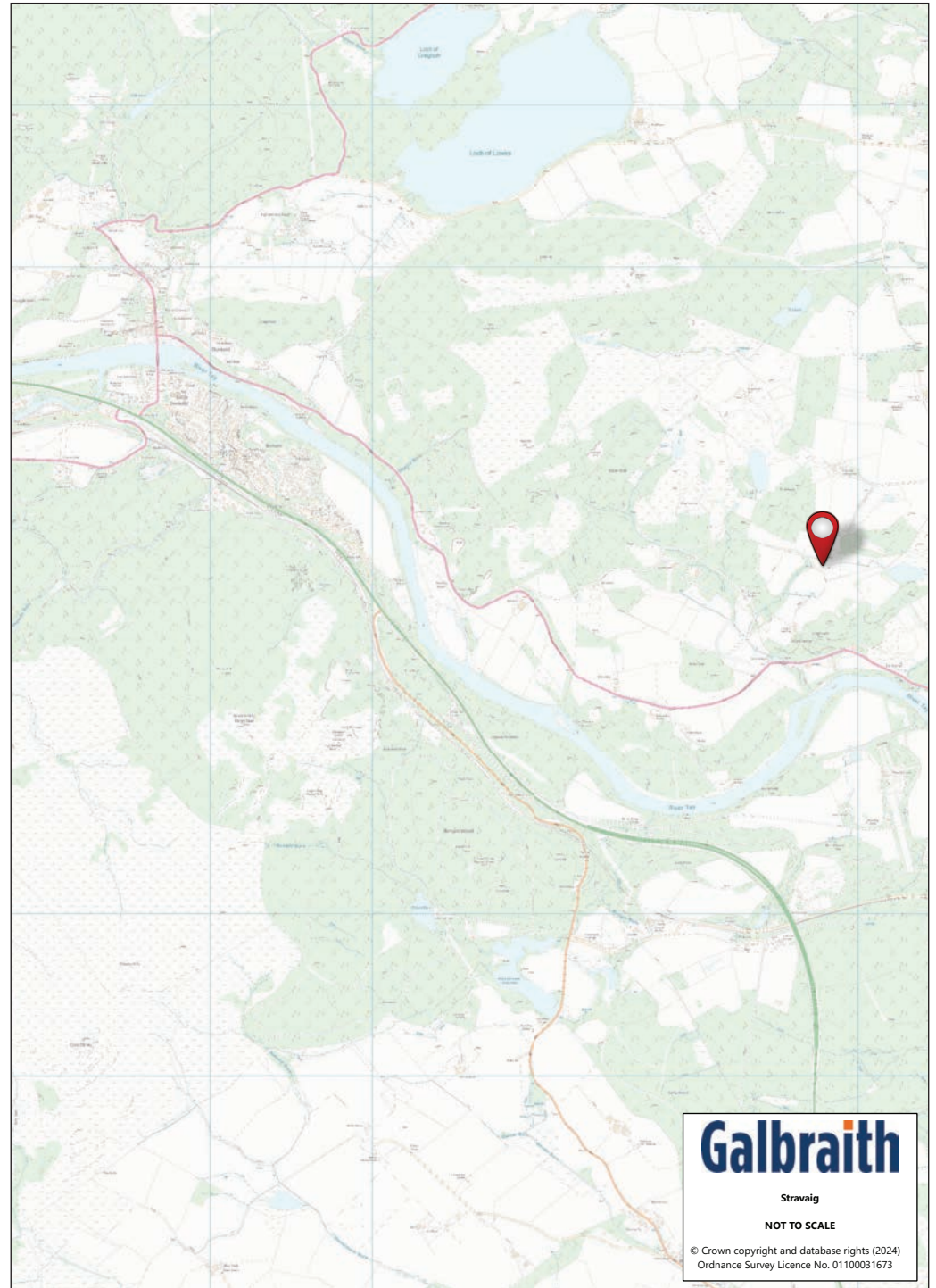
Approx. Gross Internal Area  
3703 Sq Ft - 344.01 Sq M  
For identification only. Not to scale.  
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Ground Floor



First Floor





**Galbraith**

  
RESPONSIBLY PRINTED  
PLEASE RECYCLE