





McEwan Fraser Legal

Solicitors & Estate Agents

01738 500 655

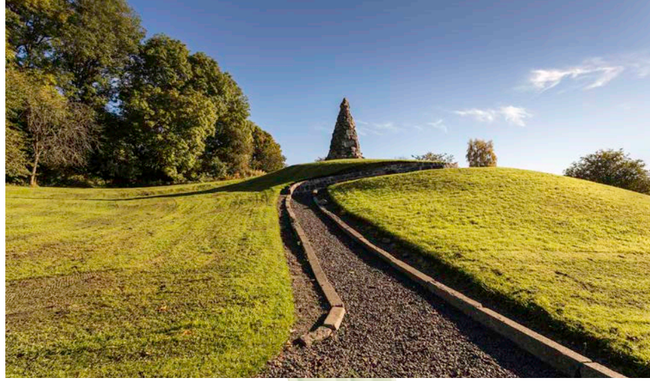
Cairneyhill House

CAIRNEYHILL ROAD, BANKFOOT, PERTH & KINROSS, PH1 4AG









Cairneyhill House

Cairneyhill House is situated on the eastern fringe of Bankfoot, close to a good range of local village amenities and highly accessible to Perth, Dundee, Dunkeld and Edinburgh. Within the village there is a good store with a part-time Post Office and the modern Church centre providing an excellent hub for a wide range of local activities. There are also tennis and bowls clubs. There are good local Primary Schools in Bankfoot and Dunkeld whilst secondary schooling are in Perth or Aberfeldy. Private schools such as Kilgraston, Craigclowan, Strathallan, Glenalmond, Ardveck and Morrisons Academy are all close by.

There are many recreational activities such as hill walking, cycling, horse riding, water sports, skiing, fishing and golf with championship courses at the well known Gleneagles, St Andrews and Carnoustie.

There is a regular bus service to Perth which provides a wide range of services and mainline rail links to Aberdeen, Inverness, Glasgow and Edinburgh. Dundee Airport offers direct flights to London whilst Edinburgh Airport (50mins) provides flights to many domestic and international destinations.

DIRECTIONS

Take the A9 north from Perth and after about 5 miles exit to Bankfoot. On entering the village turn right up Cairneyhill Road and Cairneyhill House can be seen on the left near the top of the rise.





















Cairneyhill Road

Bankfoot / Perth & Kinross

Part Exchange available. We're delighted to offer onto the open market this former stone-built manse positioned away from the main road, with an elevated position with stunning views of the open countryside. You can access the property via two seperate ways, either the main door to the side or the rear access which is mostly used by the owners. By approaching this way you access the spacious utility room with an adjoining room ready for conversion into a Sauna. From the utility room you access the inner hallway which then gives access to the kitchen. The kitchen comprises of a range of eye and base level units with sink unit, appliance space, floor mounted boiler and space for table and chairs. A two-piece cloakroom is accessed from the hallway and this then leads to the the main door and porch with stairs to the first floor. The living room is of good size with a wood burner and front aspect windows with views over the large garden. The dining room is next door which leads into the conservatory which again enjoys views over the grounds. Upstairs you have a spacious landing with three double and one single bedroom and family three-piece bathroom.

The well established garden is mainly laid to lawn with flower beds, shrubs, fruit trees and a vegetable plot. There is a traditional outbuilding, a potting shed, timber garage and summer house. The traditional outbuilding/store room has light and power.

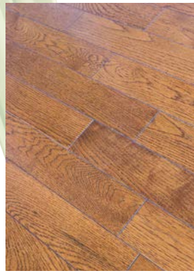
The property enjoys mains water and drainage with oil fired central heating and double glazing in all rooms except one, which retains the original windows and shutters

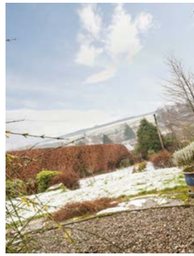






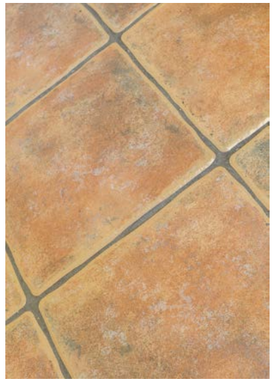


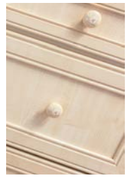
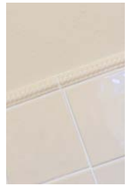






































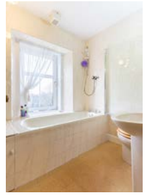












Specifications
Floor Plan & Property Location

Approximate Dimensions
(Taken from the widest point)

Kitchen	3.38m (11'1") x 3.33m (10'11")
Dining Room	3.70m (12'2") x 3.70m (12'2")
Conservatory	3.52m (11'7") x 2.85m (9'4")
Lounge	5.95m (19'6") x 4.96m (16'3")
Utility Room	4.54m (14'11") x 4.53m (14'10")
Bedroom 1	4.90m (16'1") x 3.78m (12'5")
Bedroom 2	3.71m (12'2") x 2.86m (9'5")
Bedroom 3	3.66m (12') x 1.90m (6'3")
Bedroom 4	3.41m (11'2") x 3.26m (10'8")
Bathroom	2.12m (6'11") x 1.80m (5'11")
WC	1.43m (4'8") x 0.95m (3'1")

EXTRAS
(Included in the sale)

Floor coverings, fitted appliances and wood burning stove are included within the sale.

Approximate internal floor area (m²)

148 m2







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Part Exchange Available

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.

GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2014
THE SUNDAY TIMES
THE TIMES



Text and description
JAMES KEET
Surveyor



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
EAMONN MULLANE
Designer