



**McEwan Fraser Legal**

Solicitors & Estate Agents

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Summerhill

BLAIRGOWRIE ROAD, DUNKELD, PERTSHIRE, PH8 0EP



Dunkeld Cathedral, Dunkeld Village, River Tay



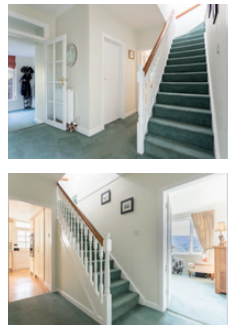
DUNKELD PERTHSHIRE

The picturesque adjoining villages of Birnam and Dunkeld are situated at the heart of beautiful Perthshire and are easily accessed via the A9, around ten miles north of Perth.

Summerhill is located on an elevated site on the outskirts of Dunkeld, which offers a wide range of activities in the surrounding area. The Birnam Institute and Art Centre depicts the story of Beatrix Potter and her family, Birnam Wood is mentioned in Shakespeare's Macbeth and one of Dunkeld's main attractions is its beautiful Cathedral, which was the original Seat of Kings.

Along with these excellent tourist sites attracting many visitors all year round, there is an abundance of outdoor activities including walking, fishing for salmon and trout along the River Tay, cycling, golfing and much more. The Dunkeld Hydro is nearby offering many leisure opportunities. Overall, Dunkeld is an ideal location to enjoy all Perthshire has to offer by way of village life yet ideal for commuters with its own train station and easy access to the A9.





SUMMERHILL

‘Summerhill’ is a delightful three bedroom detached home on an elevated site with commanding views over rolling hills and the village of Dunkeld. Accommodation is spacious, bright and beautifully presented to the market. On arrival, a porch welcomes the visitor and leads into the hallway from where access is given to much of the downstairs accommodation. Upon entering the lounge, one is drawn to the views from two large windows of this elegant, well-proportioned room. The views are mesmerising and change with the seasons, always something to catch the eye whether it is a bird, a deer or the weather rolling over the hills. The focal point in the room is the fireplace with wood burning stove.

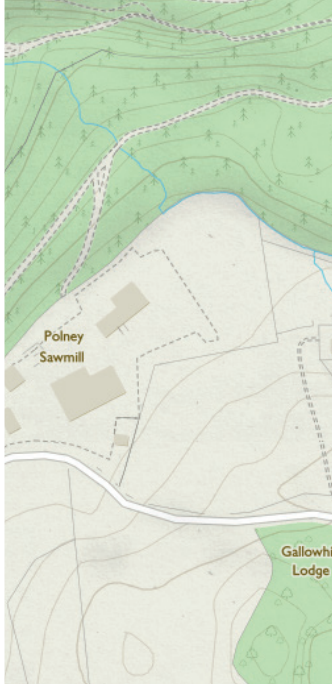
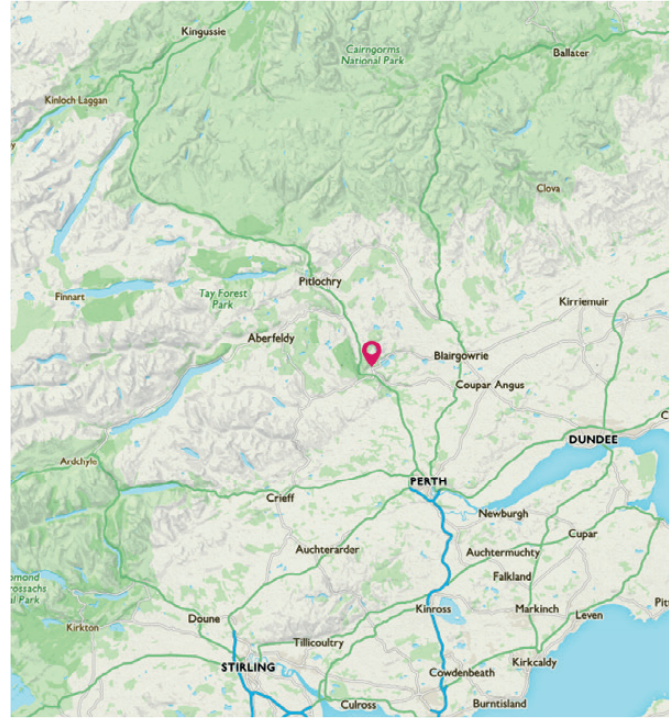
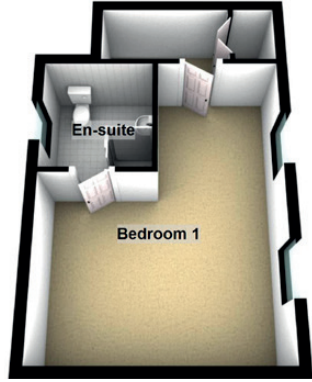
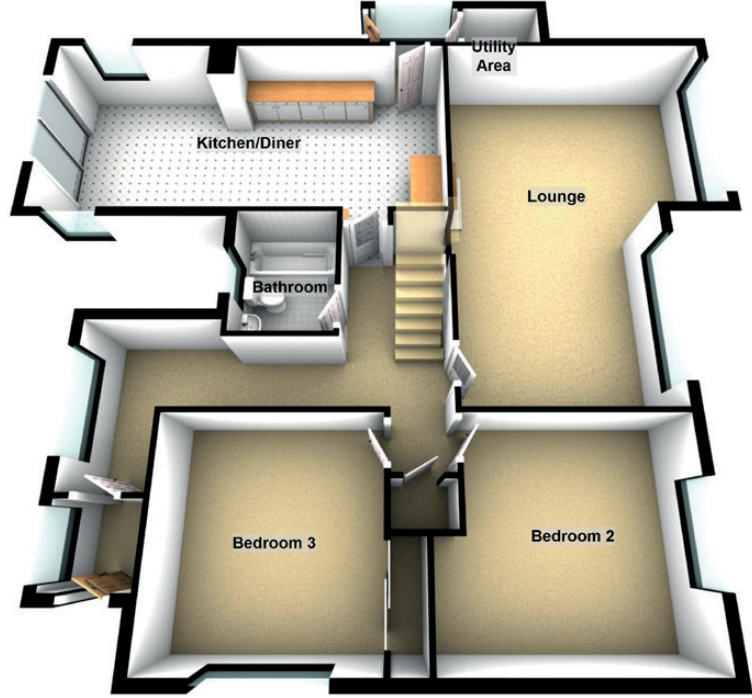
The kitchen and dining room are open plan yet each have distinct boundaries unified by the clever use of a dresser to match the kitchen units. French doors from here lead to the patio, another door from the kitchen leads to the utility area and back porch or boot room. Two double bedrooms each have views over the countryside. The family bathroom is located on the ground floor. A carpeted staircase rises to the first floor and a master bedroom with en-suite shower room.

Externally, the garden grounds are mainly laid to lawn with designated patio areas from where to enjoy the vista. A gated entrance affords parking and there is also a garage.



“...THE KITCHEN AND DINING ROOM ARE OPEN PLAN YET EACH HAVE DISTINCT BOUNDARIES...”





Approximate Dimensions
(Taken from the widest point)

Lounge	7.40m (24'3") x 5.00m (16'5")
Kitchen/Diner	7.70m (25'3") x 3.70m (12'2")
Bedroom 1	5.40m (17'9") x 4.30m (14'1")
En-suite	2.10m (6'11") x 2.10m (6'11")
Bedroom 2	4.20m (13'9") x 3.80m (12'6")
Bedroom 3	3.80m (12'6") x 3.60m (11'10")
Bathroom	2.30m (7'7") x 1.80m (5'11")

Gross internal floor area (m) - 145m²

EPC Rating - E



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Part
Exchange
Available

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