



Highfield

Dunkeld | Perthshire

Galbraith

Charming contemporary family home nestled in a private setting in Dunkeld.



Pitlochry 13 miles | Perth 15 miles | Edinburgh 59 miles
(All distances are approximate)

3 reception rooms. 4/5 bedrooms

Most attractive contemporary house finished to a high standard with flexible accommodation

Well maintained garden with mature shrubs, trees and lawn

Summerhouse and greenhouse

Situated in a private and secluded setting on the edge of Dunkeld with scenic views

Offers Over £800,000

Situation

Highfield enjoys a most private and secluded position on the north eastern edge of the historic cathedral village of Dunkeld in the county of Perthshire. Dunkeld, a delightful village with a thriving community, is only a short walk down the hill with a superb range of day to day facilities including delicatessen, bakery, butcher, small supermarket, further independent retailers, restaurants, primary school and doctor's surgery and dentist. Lying on the banks of the River Tay, Dunkeld enjoys a highly scenic setting in rural Perthshire, yet with excellent transport links with the A9 nearby giving swift access north and south and a railway station with regular daily services including the sleeper service to London.

The city of Perth is about 15 miles south via the A9 with an extensive range of amenities including national retailers, concert hall, theatre, swimming pool, banks, bus and railway stations, as well as the renowned Perth Racecourse at Scone Palace. Edinburgh and Glasgow can both be reached in just over an hour's car journey with their international airports and vibrant city amenities.

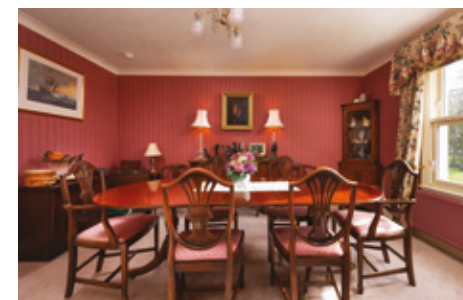
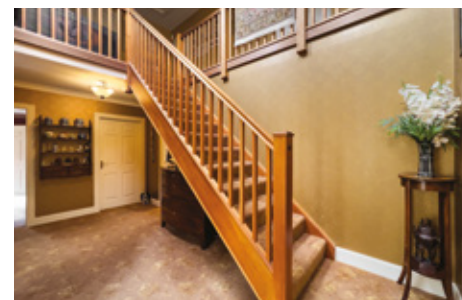
Dunkeld is at the entrance to the Highlands and has access to the wonderful countryside Perthshire has to offer. Perthshire is renowned for its wealth of recreational opportunities on its doorstep. The surrounding hills and glens offer many walking and mountain biking routes whilst winter sports can be enjoyed at Glenshee Ski Centre which lies about an hours journey north. For the golfer, there are numerous courses within a comfortable distance including an 18 hole course in Dunkeld itself with both Perth and Rosemount offering additional courses.

Description

Highfield is a most attractive contemporary house built in 1994 by the current owners, sitting within a well tended and mature garden with the countryside adjacent on two sides, resulting in a most peaceful and quiet setting. It has a painted harled exterior lying under a slated roof with double glazing throughout with 12 PV panels on the roof and parking to the front leading to the two garages.

Highfield provides flexible accommodation over two floors with high quality fixtures and fittings throughout. The welcoming and cosy sitting room is centred on a wood burning stove with attractive fireplace and enjoys a pretty bay window with a south western outlook.





Double doors lead directly to the dining room with a second glazed door giving access to the garden room, which enjoys a double aspect out over the garden and with French windows. The kitchen is very much the heart of the house with recently replaced fitted cupboards and worktops, a lovely outlook to the garden and space for dining. Lying adjacent is the utility room with a walk-in pantry off and doors giving separate accesses to the garage and the garden. The ground floor accommodation is completed with a principal bedroom with fitted wardrobes, dressing room and ensuite, a single bedroom/dressing room and a family bathroom.

The first floor is reached via a fitted staircase which leads immediately to the landing with open plan study space with Velux double glazed windows and storage cupboards. There are three bedrooms, a shower room and two further storage cupboards. At the end of the landing there is a snug which could be utilised as a further bedroom and which leads on to the conservatory, a well proportioned room with superb countryside views.

Accommodation

Ground Floor: Vestibule, Hall, Sitting Room, Garden Room, Breakfasting Kitchen, Utility Room with Pantry, Dining Room, Bedroom / Dressing Room, Family Bathroom, Principal Bedroom with En-Suite and Dressing Room.

First Floor: Landing, Open Plan Study with Storage Cupboards, 3 further Bedrooms, Snug/Bedroom, Conservatory.

Garden

Highfield sits within an immaculate and well established garden providing a most attractive backdrop to the house and with lovely views overlooking Birnam Hill. A good sized parking area lies next to the two garages with electric up and over doors. The front garden is flanked by lawned areas with a stone edged well and a number of trees. A path leads round the house to the rear garden principally laid to lawn with beech hedging, azaleas and rhododendrons providing a myriad of colour in the late spring. There is also a greenhouse, summerhouse and terrace giving a perfect area for outdoor dining.



Floor plans

Approx. Gross Internal Area

3563 Sq Ft - 331.00 Sq M (Including Garage 1)

Garage 2: 354 Sq Ft - 32.89 Sq M

For identification only. Not to scale.



Viewings

Strictly by appointment with the Selling Agents.

Tenure	Local Authority	Council Tax	EPC
Freehold	Perth and Kinross Council	Band G	Band C

Services

Water	Electricity	Drainage	Heating	Broadband	Mobile
Mains	Mains / Solar	Shared Septic	Gas fired	FTTC	Yes

Directions

Upon entering Dunkeld from the A9, cross the bridge over the River Tay and take the second right up Brae Street. Continue up Brae Street for approximately 0.2 miles before taking the first left down the private road. Please note there is a sign on the stone post at the entrance of the private drive and Highfield is detailed.

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Flood Risk

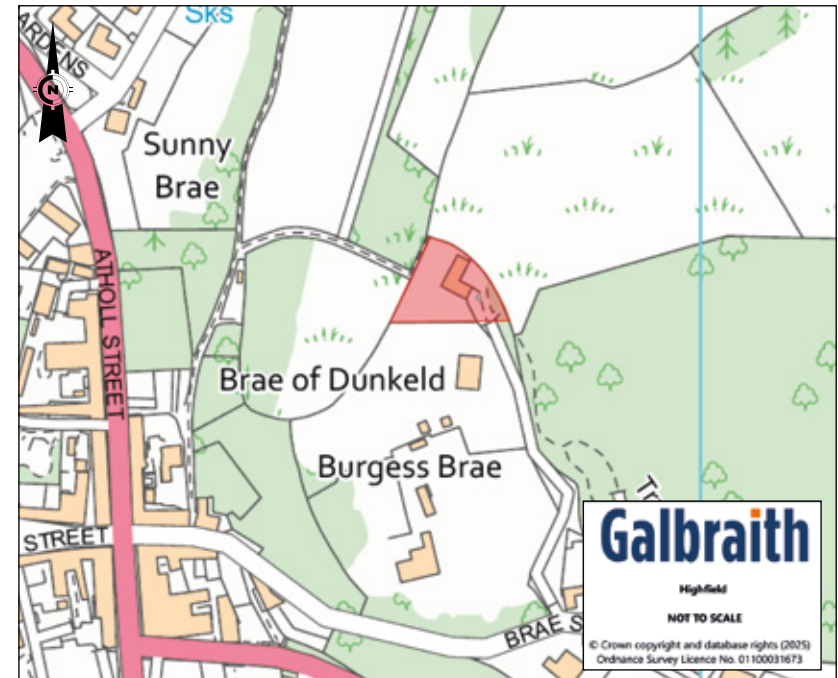
We note that there has been no flooding within the last 5 years at the property. Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

Solicitors

Anderson Beaton Lamond, Bordeaux House, 31 Kinnoull Street, Perth, PH1 5EN T: 01738 639999

Fixtures and Fittings

No items are included unless specifically mentioned in these particulars.



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 February 2025.

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.



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