



The Herons

Spoutwells | Dunkeld

Galbraith

A delightful family home with superb views on the edge of the popular village of Dunkeld.



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

2 reception rooms. 4 bedrooms

A delightful contemporary house finished to a high standard throughout

Flexible accommodation and spacious reception spaces ideal for family life

A pretty garden with ample parking and a double garage.

A fantastic location on the edge of Dunkeld

Offers Over £600,000



Situation

The Herons 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 hour's 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

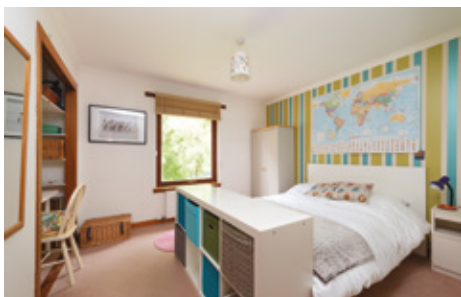
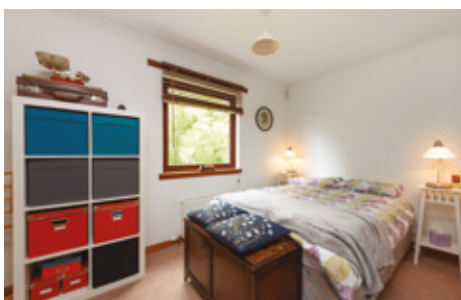
The Herons is a most attractive contemporary house which sits within a well-tended and mature garden with superb views of the surrounding countryside and a delightful, peaceful setting. It has a harled exterior lying under a tiled roof with double glazing throughout.

The Herons provides spacious and flexible accommodation over a single floor with high quality fixtures and fittings throughout. The entrance hall leads to a welcoming sitting room which is centred on a wood burning stove in an attractive fireplace and enjoys fantastic views through the large windows. The dining kitchen is a superb reception space which is ideal for family life as well as entertaining guests and is filled with natural light. There are doors that lead from the dining area onto an attractive decking area and adjacent to the kitchen there is a good-sized utility room.

The principal bedroom is generously proportioned with a walk through dressing area and an en suite bathroom. There are two further double bedrooms with integrated wardrobes and a 4th double bedroom/study which allows for great flexibility. The accommodation is completed by a lovely family bathroom.

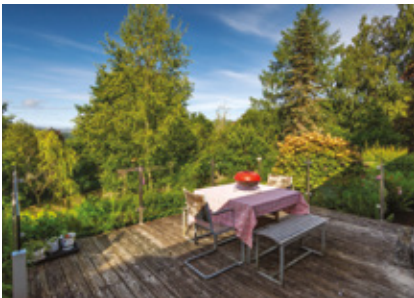
Accommodation

Vestibule, Hall, Sitting Room, Kitchen/Dining Room, Utility, Principal Bedroom with Dressing Area and En Suite, 2 Double Bedrooms, 4th Bedroom/Study, Family Bathroom.



Garden & Grounds

The Herons sits within a lovely, well-established garden which enjoys superb views over the surrounding countryside and the hills around Dunkeld. A good-sized parking area lies next to the double garage which provides ample storage space. The garden is mostly laid to lawn with a number of mature trees and colourful borders that provide structure and privacy. There is a lovely decking area off the kitchen which is well placed to make the most of the stunning views and provides an ideal space for outdoor dining.



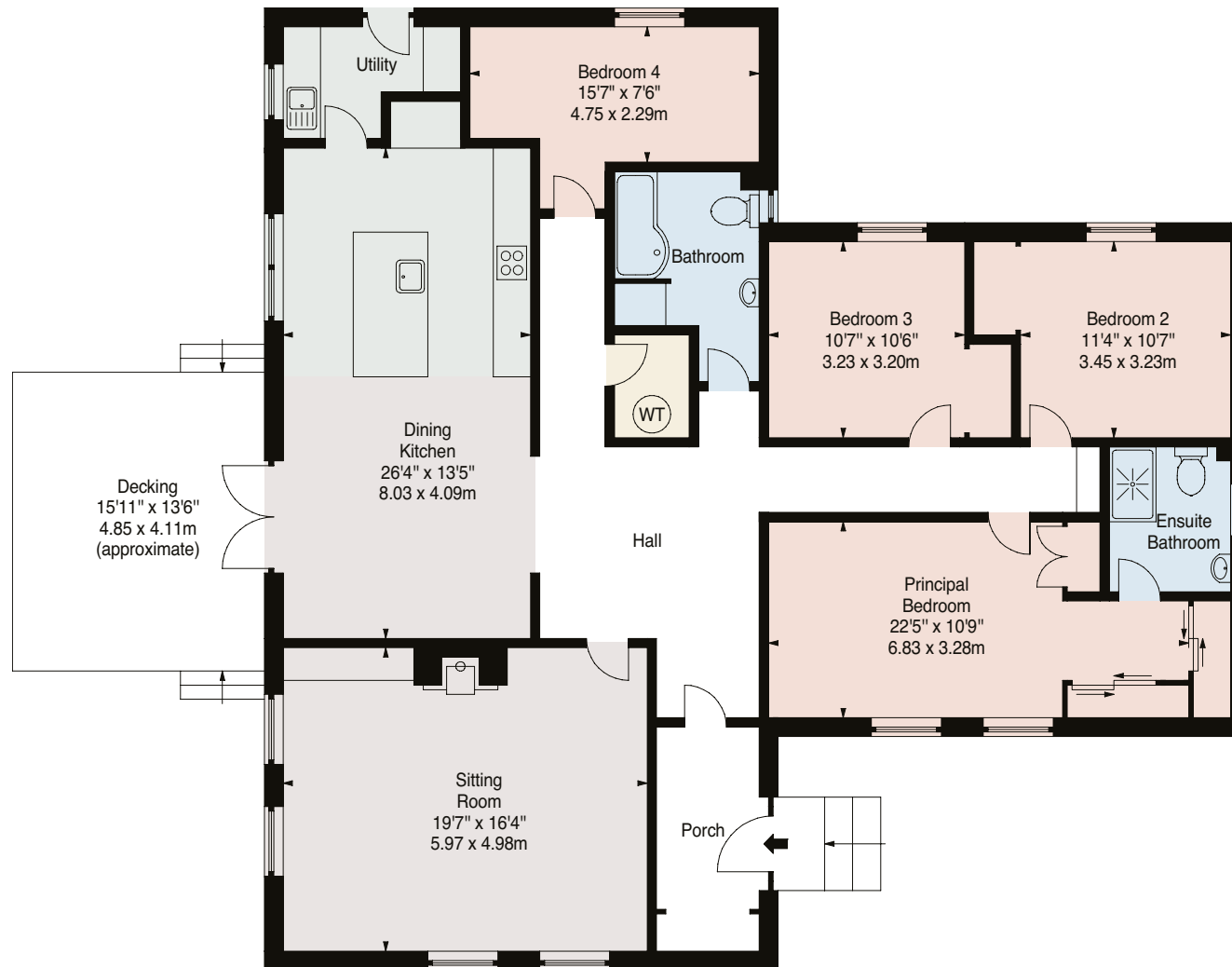
Floor plans

Approx. Gross Internal Area

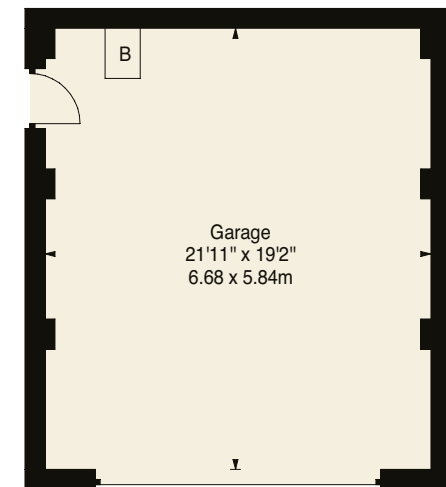
1913 Sq Ft - 177.72 Sq M

Garage: 432 Sq Ft - 40.13 Sq M

For identification only. Not to scale.



Ground Floor



Ground Floor

Viewings

Strictly by appointment with the Selling Agents.

Tenure

Freehold

Local Authority

Perth and Kinross Council

Council Tax

Band G

EPC

Band D

Services

Water

Mains

Electricity

Mains

Drainage

Private

Heating

Oil

Broadband

FTTC

Mobile

Yes

Directions

From Dunkeld take the A923 North out of the town then take the right turn signposted for Blairgowrie. After half a mile take the right turn signposted for the golf club then take the first right down the hill. The herons is the first driveway on the right.

 **honey.stun.ballpoint**  **Postcode: PH8 0AZ**

Solicitors

Anderson Beaton Lamond, Perth, Bordeaux House, 31 Kinnoull Street, Perth, PH1 5EN

Fixtures and Fittings

White goods and garden furniture will be included in the sale. No items are included unless specifically mentioned in these particulars. Some furniture is available for purchase by separate negotiation, please contact the selling agent for further details.

Health and 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 June 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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