



New House or Building plot by Nursery Cottage

Dunkeld | Perthshire

**STRUTT
& PARKER**

New House or Building plot by Nursery Cottage

Dunkeld | Perthshire | PH8 0AD
Blairgowrie 11½ miles, Pitlochry 15 miles,
Perth 15 miles, Edinburgh 59 miles

A rare opportunity to purchase a new house or building plot in Dunkeld close to the River Tay

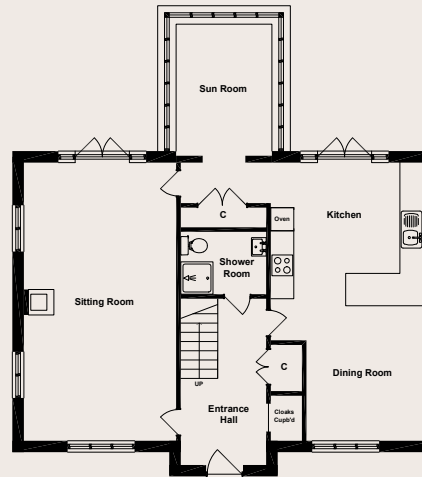
Detailed planning permission for a 3 bedroom 1½ storey house

Within walking distance of the local amenities

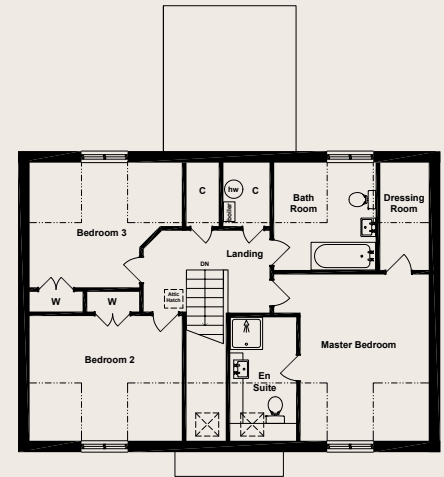
About 0.122 acres

Suggested layout of the house Dunkeld, PH8 0AD

FOR IDENTIFICATION ONLY - NOT TO SCALE
Approximate Gross Internal Area: 174m² (1,872sqft)
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Ground Floor



First Floor



House Site

The house site at the foot of the garden of Nursery Cottage extends to approximately 0.122 acres and has planning permission to build a 1½ storey house with a wet dash render exterior beneath a slate roof. The house will extend to approximately 174m² or over 1872 ft².

The current design of the house includes an open plan dining kitchen, sun room and a sitting room. There are 3 bedrooms on the first floor, one of which has an en-suite shower room.

The garden is enclosed by a mature hedge, with room for a single garage and parking area.

There is an option for the house to be built by the vendor. Please ask for more information from the selling agents.

Situation

Nursery Cottage House plot lies to the east of the River Tay on the Bridge Road within the historic and popular town of Dunkeld. It is within walking distance of beautiful walks at Inver.

Dunkeld provides most local amenities such as quality food shops offering delicatessen, butchers, fruit and vegetables, grocery and salmon smokehouse, banks and a chemist amongst other facilities. There is a gym, beauty therapy centre and spa at the

Hilton Dunkeld House Hotel, along with other leisure activities. The Birnam Arts and Conference centre (1 mile) is a popular venue for music, theatre, comedy and dance along with monthly art exhibitions and for those keen on the theatre, the renowned Pitlochry Festival Theatre is only 15 miles to the north with a seasonal programme of shows. Perth (15 miles) has a more comprehensive range of businesses and high street shops. There are various art galleries, a new concert hall and a racecourse.

For local schooling, the Royal Dunkeld primary school has an excellent reputation and there are buses to Breadalbane Academy in Aberfeldy for secondary education with a wider selection of schools in Perth. For private schooling there are several schools in Perthshire including Craigclowan, Kilgraston, Strathallan and Glenalmond College.

Dunkeld is approximately 1 hour drive from both Edinburgh and Glasgow airports. The main line train station is next to Birnam with regular services to Inverness and London. With its relative close proximity to the A9, there are excellent road links to the North and South.

Strath Tay, the Sma' Glen, and Strath Ardle have some of Scotland's most spectacular low ground and hill walking. Locally there are an abundance of woodland paths and cycle routes through Inver, Craigvinean Forest to the west of Dunkeld and there are additional scenic walks through Inver and along the River Tay. For keen bird watchers there is the bird sanctuary at Loch of Lowes which is only about a mile from Dunkeld.

Within 1½ miles of the new house is Dunkeld golf course, with a further range of courses nearby including the 18-hole courses at Pitlochry and Perth, the championship course at Rosemount (Blairgowrie) and the world famous courses at Gleneagles which are only 33 miles to the south. There is a variety of water sport activities on the Lochs Tay and Tummel.

Perthshire is also renowned for its opportunities for country sports including pheasant and grouse shooting which are available to let locally, and there is the shooting school at Dunkeld. There is salmon and sea trout fishing available on the River Tay system, on the Almond, the Erich, the Islay, the Tummel and the Tilt.



General Remarks

Planning Permission The house site was granted outline planning permission for the erection of a single dwelling house on the site adjacent to Nursery Cottage on 20 October 2007 by Perth & Kinross Council. The planning application number is 07/02068/FUL. A building warrant has been submitted (10/00785/ERECT) and is awaiting approval.

Local Authority Perth & Kinross Council, 2 High Street, Perth, PH1 5PH Tel: 01738 475 000.

Access The house will be accessed from Bridge Road with space for parking within the garden.

Services The mains services are close by and should be installed by the purchaser.

Offers Offers are to be submitted in Scottish legal terms to the selling agents Strutt & Parker, 28 Melville Street, Edinburgh EH3 7HA.

Overseas Purchasers Any offer by a purchaser(s) who is resident out with the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.

Special Conditions of Sale

1. The subjects will be sold subject to all rights of way, rights of access, wayleave, servitude, water rights, drainage and sewage rights, restrictions and burdens of whatever kind at present existing and whether contained in the Title Deeds or otherwise and whether formally constituted or not affecting the subjects of sale.
2. The seller shall be responsible for any rates, taxes and other burdens for the possession and for collection of income prior to the said date of entry. Where necessary, all rates, taxes and other burdens and income will be apportioned between the seller and the purchasers as at the said date of entry.
3. The minerals will be included in the sale of the property only insofar as the seller has rights thereto.

Travel Directions

From the A9, take the main road towards Dunkeld. As you enter Little Dunkeld, the house site is on the right hand side before the bridge and opposite Bruce Gardens.

Viewing strictly by appointment through Strutt & Parker LLP



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