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SCOTSTON  
AMULREE  
DUNKELD PH8 0EB





An exceptional opportunity awaits to own this stunning detached stone built home complete with equestrian facilities, nestled in the serene rural landscape of Perthshire between Aberfeldy and the highly sought after town of Dunkeld. This impressive property, spanning 1862 square feet, features an adjoining riding arena and paddock area to the South, extending to approximately 3 acres along with various outbuildings and enjoying beautiful open views across the breath-taking surrounding countryside.





This superb traditional home offers versatile living space spread over two levels and the accommodation in full comprises; charming entrance porch which opens into the welcoming reception hallway. The spacious lounge/dinning room is located off with double aspect windows to the front and rear along with feature multi-fuel stove and feature brick hearth and surround. The dining kitchen showcases a delightful range of quality shaker style base and wall-mounted units, Belfast sink, and a feature Rayburn stove, serving the oil-fired central heating system.





A further family sitting room is located off and offers a further wood burning stove with stone surround and hearth. The sun room to the rear provides a peaceful retreat to enjoy the surroundings, while an excellent utility/laundry room with cloakroom WC completes the ground floor accommodation.









Upstairs, the wrought iron balustrade leads to the bright landing which gives way to three very spacious double bedrooms, with the principal suite boasting an attractive en-suite shower room with double glass enclosure and stylish wall and floor tiling. The family bathroom features a traditional white suite with fitted vanity unit and shower over the bath.

## Key Features

- Stunning detached stone built home complete with equestrian facilities nestled in serene rural landscape.
- Three spacious double bedrooms (principal suite boasting en-suite shower room).
- Spacious lounge/dining room with feature multi-fuel stove and further family sitting room also with wood burning stove.
- Dining kitchen with Belfast sink and feature Rayburn stove, serving the oil-fired central heating system.
- Sun room to the rear enjoying the surroundings.
- Self-contained apartment with generous bedroom and kitchen/sitting area with en-suite shower facilities.
- Extensive and mature garden grounds extending to circa 3 acres with a sweeping gravel driveway leading to the rear.
- Workshop area (which could be utilised in a number of ways depending on the buyers requirements). Additional outbuilding sits adjacent to the paddock area and boasts generous stable facilities and store together with a 40m x 20m riding arena.
- EPC – E



Externally, the extensive and mature garden grounds are bordered by a timber fence with a sweeping gravel driveway leading to the rear and the two main outbuildings. The north most outbuilding, constructed of traditional stone with a slated roof boasts a large garage to the front. There is an excellent self-contained apartment with generous bedroom and kitchen/sitting area along with en-suite shower facilities with wet wall panelling and fitted vanity cupboard. To the rear there is an extensive workshop area which could be utilised in a number of ways depending on the buyers requirements.



The additional outbuilding sits adjacent to the paddock area and boasts generous stable facilities and store. In addition to the sizeable garden grounds, there is an adjoining paddock area to the south, extending circa 3 acres, including a 40m x 20m riding arena.

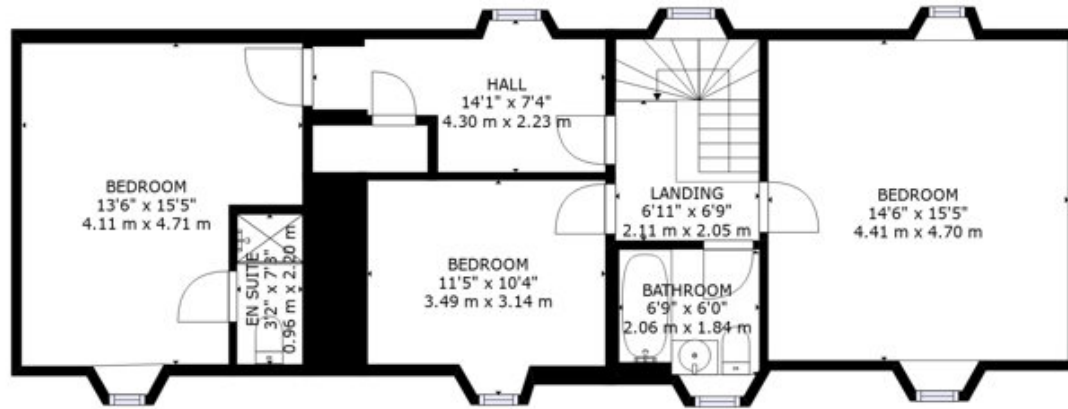
Dunkeld and the adjoining village of Birnam are charming locations, boasting the vibrant Birnam Arts Centre, a community-owned venue offering theatre, concerts, art exhibitions, facilities for meetings and workshops, as well as a Beatrix Potter exhibition and an indoor children's play area. The local library, a gift shop, and a popular cafe are based in the centre. Dunkeld offers a mainline railway station with daily services to various destinations around Scotland and the UK. Nearby, there is a golf course, and the famous River Tay runs nearby, offering fantastic salmon fishing opportunities. Many pleasant country and riverside walks can be enjoyed from your doorstep, and excellent road links give access to other destinations including Pitlochry, Perth, Dundee, Edinburgh, and Glasgow. Nearby Aberfeldy also offers a range of essential amenities, including a medical centre, veterinary services, opticians, dental practice, quality shops, The Birks Cinema and schooling at the esteemed Breadalbane Academy, incorporating the Community Campus offering additional amenities such as a 25m pool and squash and tennis courts.

Opportunities like this are rare, and viewing is highly recommended to fully appreciate this unique property.

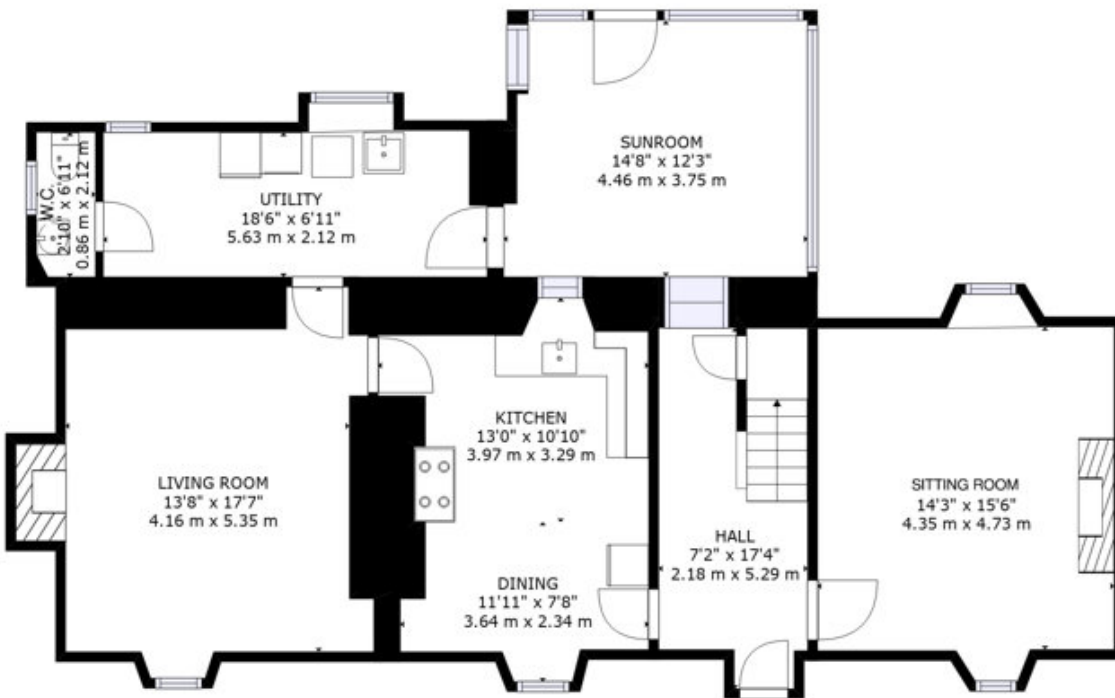








FLOOR 2



FLOOR 1



Please note: all plans are for illustrative purposes only and should not be relied on a statement of fact. Measurements shown are taken from the widest points and areas with curved or angled walls are approximate.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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