

A wonderful opportunity to purchase a newly built four bedroom detached unique modern, architect designed villa built in Little Dunkled, a much sought-after area, as noted in a recent Times advert as the most desirable place to live in Scotland.

The house has been built to the highest standard and is a future proof, efficient home with the highest level of insulation, Argon filled Norwegian triple glazing, air source heat pump heating and hot water.



The house benefits from Nolte German kitchen, Neff appliances, quality showers and bathrooms with porcelain tiles, Karndean flooring to the ground floor, fully carpeted first floor, door furniture by Carlisle Brass made in the UK with Danish top of the range external panelling and metal powder coated guttering. Fully paved and landscaped garden grounds, electric entrance gates.





### Key Features

- Nolte German kitchen, Neff appliances
- Quality showers and bathrooms with porcelain tiles
- Karndean flooring to the ground floor
- Door furniture by Carlisle Brass made in the UK
- Danish top of the range external panelling and metal powder coated guttering Fully paved and Landscaped garden grounds
- Electric entrance gates





Situated within the sought-after Perthshire village of Little Dunkeld and built by a renowned local family-based builder with a track record of producing the highest quality build specification with the emphasis on attention to detail gives the purchaser the chance to own a completely bespoke house.

Within the villages there are a host of excellent services and amenities including various quality restaurants and eateries, local shops, bank, post office, doctors' surgery, the highly regarded Birnam Institute Arts and Conference centre, the Royal School of Dunkeld and nursery all within walking distance. There is also a regular bus service located close to the development itself and a mainline railway station with daily services to various destinations around Scotland and the UK. There is a nearby 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 Perth (12 miles), Dundee (39 miles), Edinburgh (58 miles) and Glasgow (70 miles).



heating system

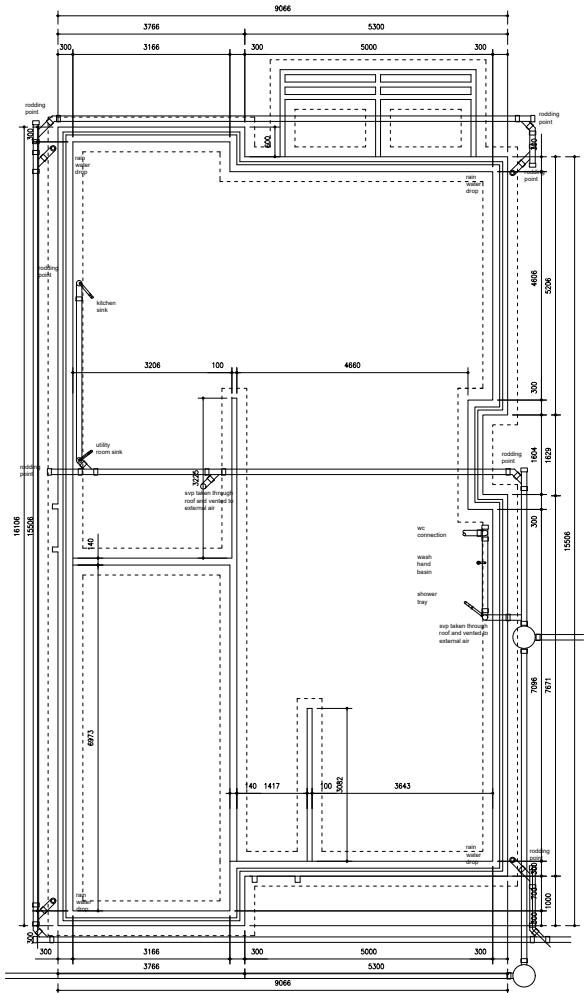
heating to be by means of an air source heat pump for full specification and location see full SAP calculation  
 heating system to be installed in accordance with manufacturers recommendations and full specification  
 system to be filled to manufacturer's instructions (ground floor only)  
 radiators in accordance with manufacturer's in top corner and to suitably located and sized and central radiators at first floor all filled with TRVs  
 insulation of pipes, ducts and vessels

The insulation of pipes, ducts and vessels is to be in accordance with the guidance as set out in the Domestic Building Services Compliance Guide for Scotland which can be found at:  
<http://www.scotland.gov.uk/Topics/Built-Environment/Building/Building-standards/building-standards/buildings1>

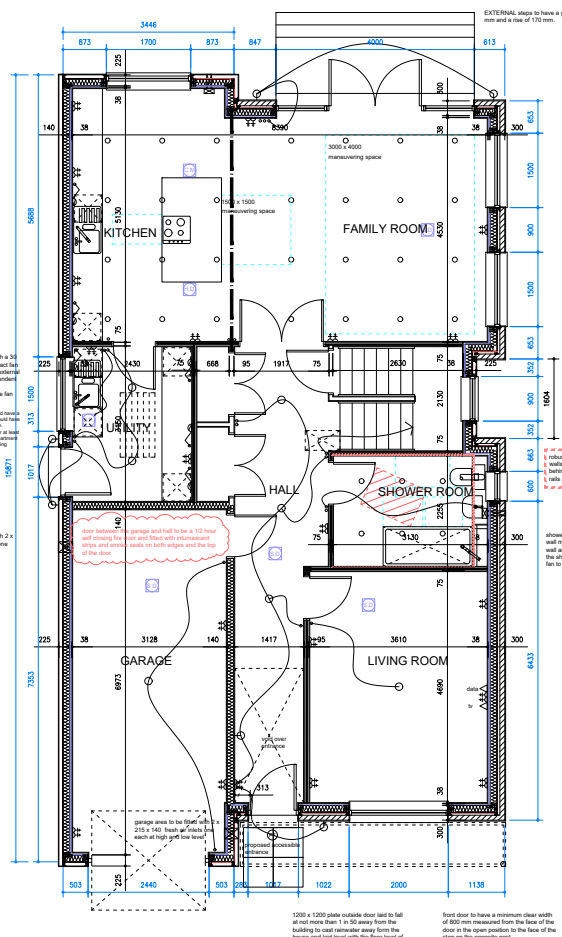
ground floor to be filled with under floor heating and upper floor being filled with wet radiators radiators are to be designed to meet the requirements to suit the appropriate room and be located as shown on the drawings unless otherwise instructed by the client  
 all radiators to be filled with TRVs

houses to be filled with a 210 L hot water cylinder factory insulated with 80 mm vacuum insulation

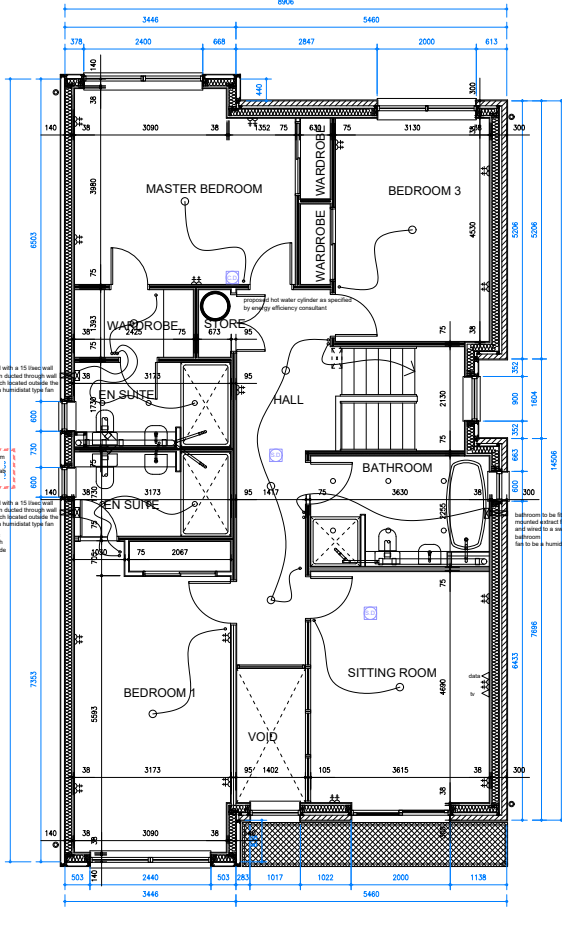
Houses to achieve Pressure test, result q50 of 5.00



PROPOSED FOUNDATION LAYOUT



PROPOSED GROUND FLOOR LAYOUT



PROPOSED UPPER FLOOR LAYOUT

where no balcony is provided and the external surface of a window cannot be safely cleaned from inside the building in accordance with clause 4.8.3 of the technical standard these surfaces are to be cleaned by  
 a) a professionally employed window cleaning operative  
 b) with the use of a pressurised pole system specifically designed for use on windows in these locations





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