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Dearne is situated within the heart of the much sought-after and picturesque Perthshire town of Dunkeld which has been voted best place to live. This elegant Georgian townhouse was originally built circa 1840 and this beautiful historic home has been sympathetically refurbished throughout time whilst maintaining many original features including high ceilings, ornate cornicing, sash and case windows, window shutters and original fire places. The property is grade 'C' Listed. The property is ideally located only a short walk away from the banks of the River Tay and a delightful range of historic buildings, interesting independent shops and a variety of high-quality bars and restaurants.

KEY FEATURES

Georgian townhouse

Five spacious bedrooms

Sweeping original staircase with wrought iron balustrade

Front facing drawing room with corner window seat and sash and case windows

Formal dining room with feature fireplace

Home office/double bedroom with window seat overlooking Bridge Street

Attractive kitchen

Spacious family bathroom and separate shower room on top level

Enclosed private courtyard garden accessed via a stone staircase





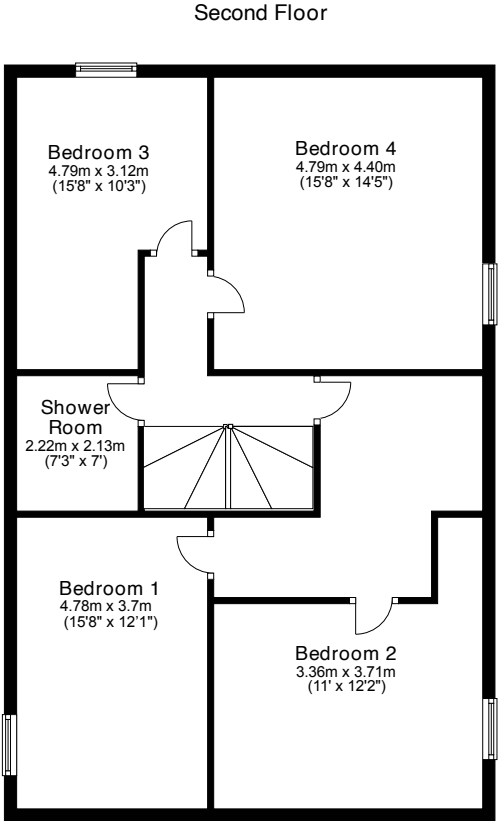
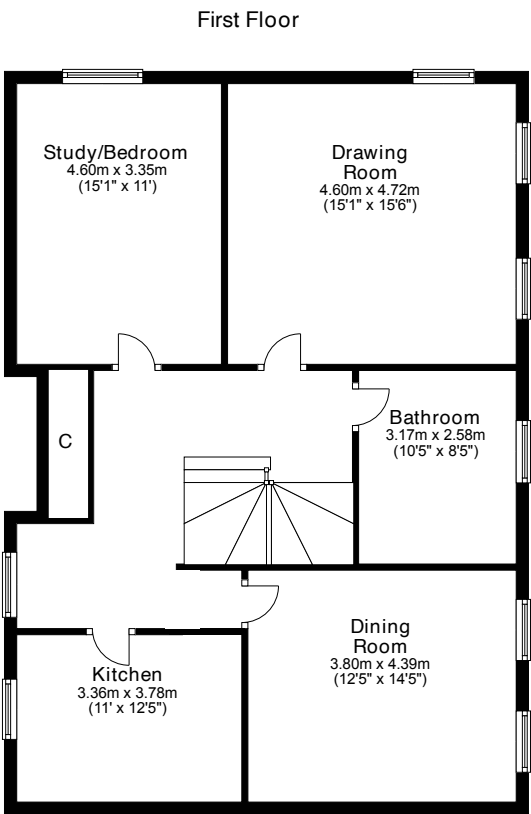
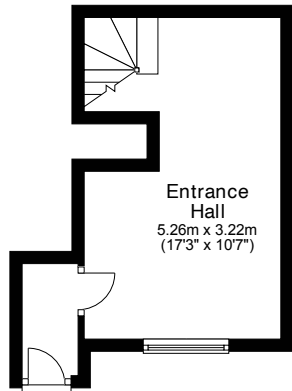


Dearne is a distinguished, period property offering charming and flexible accommodation and is formed over three floors. The generous accommodation measures 2 sqm and in full comprises; An impressive and welcoming entrance hallway with spectacular sweeping original staircase and original fireplace with slate hearth. The first level boasts the front facing drawing room with double aspect sash and case windows including corner window seat. The room offers an element of grandeur with feature fireplace and beautiful ceiling cornicing along with elegant wood flooring. The formal dining room also boasts the large Georgian sash and case windows and shelved recess along with hanging down lights and feature fireplace. Both of these classic reception rooms enjoy views over the town centre. There is a superb double bedroom, currently utilised as a home office with window seat overlooking Bridge Street. Through to the rear of this first level, the attractive kitchen is the heart of the home and is complete with a range of quality base units in keeping with the property style with coordinating mosaic tiling and integrated oven, microwave and induction hob with stainless steel chimney hood. There is ample space for further free standing appliances and door to the back hallway with access to the private rear courtyard, Completing the first level is the exceptionally spacious family bathroom with impressive sash and case window and a feature boxed in bath and heated ladder towel rail and white floor and wall tiles further complement the room. The stunning staircase with wrought iron balustrade leads up again to the top level. There are four further spacious bedrooms on the upper level and a modern shower room with glass enclosure completing the accommodation. All of the bedrooms offer views over the town and beyond. The property boasts an enclosed, private courtyard garden accessed via a stone staircase with attractive stone wall feature and an ideal space in which to relax or entertain.

Dunkeld and the adjoining village of Birnam is a charming location and boasts the vibrant Birnam Arts Centre which is a community owned and offers theatre, concerts, art exhibitions, facilities for meetings and workshops as well as a Beatrix Potter exhibition and indoor children's play area. The local library, a gift shop and a popular cafe are based in the centre. Dearne is ideally positioned within walking distance of the primary school, (The Royal School of Dunkeld), the medical centre, tennis courts and a bowling green. Together the two villages offer a wide range of shops, restaurants, hotels, a post office and bank. The 18-hole Dunkeld and Birnam Golf course is a short drive away. Also close by is the Hermitage owned by The National Trust for Scotland, which is a well-loved woodland walk and there are many walks and cycle routes in the area. Perth, about 13 miles south of Dunkeld, has an excellent range of shops, supermarkets and professional services, and is in a pivotal position with motorway and dual carriageway connections to all the major cities of Scotland. Dunkeld and Birnam Railway Station is within 10 minutes' walk.







DEARNE, 16 BRIDGE STREET
DUNKELD,
PERTSHIRE, PH8 OAH

EPC Band
Approx gross internal area sqft | sqm
Property reference XP2434

Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points.



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