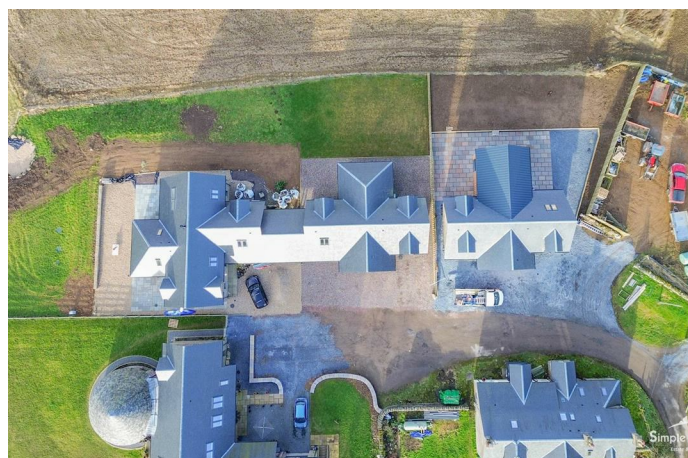


Simple Approach



Estate Agents



**Brookhill , Dunkeld
PH8 0JF**

Offers over £399,950

***** CLOSING DATE SET FOR WEDNESDAY 21ST MAY 12 NOON *****

Brookhill is a stunning, new build home masterfully blends modern sophistication with rustic charm, offering an exceptional living experience. Boasting spacious accommodation set across two floors and thoughtfully designed open-plan living areas, this property provides a seamless balance of comfort and style. The centerpiece of the home is its stunning open-plan living area, where the kitchen/dining area, and lounge spaces are seamlessly integrated. This layout creates a sense of flow and openness, making it ideal for both everyday living and entertaining. Downstairs you can also find a generous master bedroom with an ensuite shower room and a further ground floor bathroom. Ascending to the first floor there are a further two bedrooms both of which enjoy fitted storage space. A chic bathroom on the first floor completes the interior of this stunning home.

The exterior of the home is both striking and welcoming. The beautiful stonework and complementary timber accents provide a visually appealing facade that blends effortlessly into its surroundings. The large driveway offers ample parking, and the private rear garden offers great outdoor space along with scenic countryside views. This remarkable property just 3.5 miles outside Dunkeld offers a rare combination of modern style and timeless charm, making it the perfect choice for those seeking a home that is both functional and stylish. Every detail has been carefully considered to create a space where you can truly live and thrive. Viewing is essential to appreciate all that Brookhill, Dunkeld has to offer.

Lounge
18'3" x 17'10" (5.61 x 5.44)

Open Plan Kitchen
17'10" x 12'5" (5.46 x 3.79)

Foyer
8'11" x 17'2" (2.74 x 5.25)

Downstairs Master Bedroom
12'7" x 12'9" (3.86 x 3.91)

Master Ensuite
4'9" x 9'2" (1.47 x 2.81)

Downstairs Family Bathroom
8'3" x 11'6" (2.52 x 3.51)

Bedroom Two
10'8" x 13'9" (3.26 x 4.21)

Bedroom Three
10'8" x 13'9" (3.26 x 4.21)

Upstairs Bathroom
8'6" x 7'11" (2.60 x 2.42)





- Stunning Family Home
- Three Generous Bedrooms
- Scenic Location
- Air Source Heating & Double Glazing
- New Build Property With Electric Air Source Heating
- High-Quality Finishes
- Private Rear Garden & Large Private Driveway
- Open Plan Living
- Bright and Airy Design
- This Property Is On The Road Between Dunkeld and Blairgowrie 3.5 Miles Outwith Dunkeld





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A	90	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions	91	100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		