



Clerwood

Stanley, Perth, PH1 4QF

**McEwan Fraser Legal**
Solicitors & Estate Agents



“...An outstanding contemporary detached family home of exceptional quality...”

Jonny Clifford with McEwan Fraser Legal is delighted to present this outstanding contemporary detached family home of exceptional quality, occupying a truly remarkable position on the banks of the River Tay, just to the east of the highly desirable Perthshire village of Stanley. Rarely does a property of this calibre come to market, combining cutting-edge modern design, substantial living space, breathtaking scenery, and an unrivalled riverside setting. This is a home that offers buyers something genuinely special and entirely unique.

Set within an enviable and private plot, the property enjoys uninterrupted views across the River Tay, the famous Linn Pool, and the surrounding Perthshire countryside. The ever-changing landscape creates a spectacular backdrop throughout the seasons, while the peaceful waterside setting offers a lifestyle that is both tranquil and inspiring. This historic stretch of river, renowned for its salmon fishing, flows downstream towards Stanley Weir and the iconic Stanley Mills, adding further charm and heritage to an already extraordinary location.

Completed in May 2019, Clerwood extends to approximately 3,455 sq ft of meticulously designed accommodation, created with modern family life in mind. Every aspect of the home has been carefully considered to deliver a perfect balance of style, practicality, comfort, and efficiency. The result is a residence of rare distinction, where luxurious finishes meet expansive living spaces and natural beauty surrounds you at every turn.

The Property

The approach to the property immediately sets the tone. Accessed via an adopted road leading to a private entrance, Clerwood enjoys a sense of exclusivity from the moment of arrival. The generous gardens to the front provide an impressive first impression, while a substantial detached triple garage with electric remote-controlled doors offers excellent storage, workshop potential, and secure parking. In addition, there is ample driveway space for several vehicles, ideal for family life and entertaining guests.



The Property

Internally, the accommodation is arranged over two levels and showcases an impressive sense of scale throughout. A welcoming entrance porch leads through elegant double doors into a bright and spacious reception hallway, complete with a vestibule area, extensive storage, and a striking oak staircase that immediately highlights the craftsmanship and quality found throughout the home.

The formal sitting room is beautifully proportioned and centred around a charming wood-burning stove, creating a warm and inviting retreat. A second reception room, currently used as a television lounge, offers valuable flexibility and could easily function as a sixth bedroom, home office, playroom, or guest suite if required.



Television Lounge





Positioned to take full advantage of the spectacular outlook, the formal dining room enjoys glorious river views and provides a stunning setting for both intimate dinners and larger gatherings. A practical utility room and stylish cloakroom WC further enhance the functionality of the ground floor.



The Property

Undoubtedly, one of Clerwood's most impressive features is the magnificent open-plan kitchen, dining, and family room, the true heart of the home. This exceptional space has been designed for modern living and entertaining on every scale. Flooded with natural light and enhanced by increased ceiling heights, it offers an incredible feeling of openness and connection to the outdoors. Whether hosting family celebrations, enjoying relaxed evenings, or simply taking in the panoramic river views, this room delivers an atmosphere few homes can match.







The feature staircase rises to a dramatic open gallery landing, creating a wonderful sense of arrival on the upper floor. The principal suite is a luxurious private sanctuary, complete with a generous walk-in dressing room fitted with extensive hanging and drawer storage. The beautifully appointed en suite bathroom features a walk-in shower, twin wash hand basins with vanity storage, and a WC, creating a spa-like retreat within the home.



"...The principal suite is a luxurious private sanctuary, complete with a generous walk-in dressing room fitted with extensive hanging and drawer storage..."

En-suite Bathroom



Bedrooms & En-Suites



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There are four additional double bedrooms, all generously sized and thoughtfully presented. One benefits from its own en suite shower room, while two others share a stylish Jack and Jill shower room, making the layout ideal for growing families or visiting guests. A contemporary family bathroom completes the first floor and continues the home's high standard of finish.

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The Bedrooms



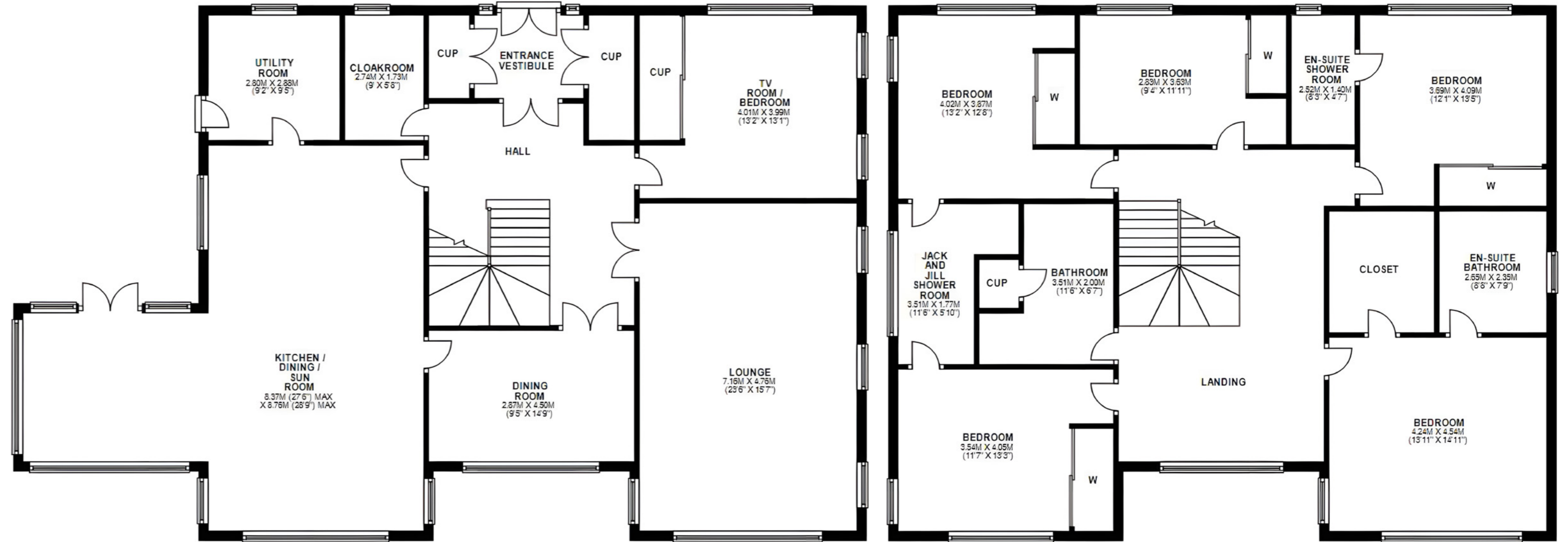
The Bathroom



The Details



Gross internal floor area (m²): 325m²
EPC Rating: C





Externally, Clerwood is equally impressive, with patios and seating areas positioned to capture magnificent views and peaceful surroundings, ideal for morning coffee, summer entertaining, or watching the river flow by. Clerwood is far more than a house; it is a lifestyle property of rare quality, combining modern luxury, substantial accommodation, privacy, and one of Perthshire's most breathtaking riverside settings.

The Garden



“...Externally, Clerwood is equally impressive, with patios and seating areas positioned to capture magnificent views and peaceful surroundings, ideal for morning coffee, summer entertaining, or watching the river flow by...”





“...The surrounding area is celebrated for its outstanding natural beauty and wealth of outdoor pursuits...”

Stanley is a charming and highly regarded Perthshire village offering an excellent range of everyday amenities, making it an ideal setting for families and those seeking a balance of rural living with convenience. Within the village, there is a well-respected primary school, church, two general stores, post office, chemist, excellent local butcher, takeaway restaurant, welcoming pub, hotel, and additional dining options, all contributing to a strong sense of community and village life.

This particularly attractive part of Perthshire is exceptionally well-connected. Nearby Perth provides swift access to the wider road network, with the M90 linking directly to Edinburgh and the south, while the A9 offers convenient routes to Stirling, Glasgow, Inverness, and the Highlands. Perth railway station provides regular services to Edinburgh, Glasgow, Aberdeen, and Inverness, making commuting and travel straightforward. Edinburgh Airport is readily accessible, while Dundee Airport also offers flights to London Stansted.

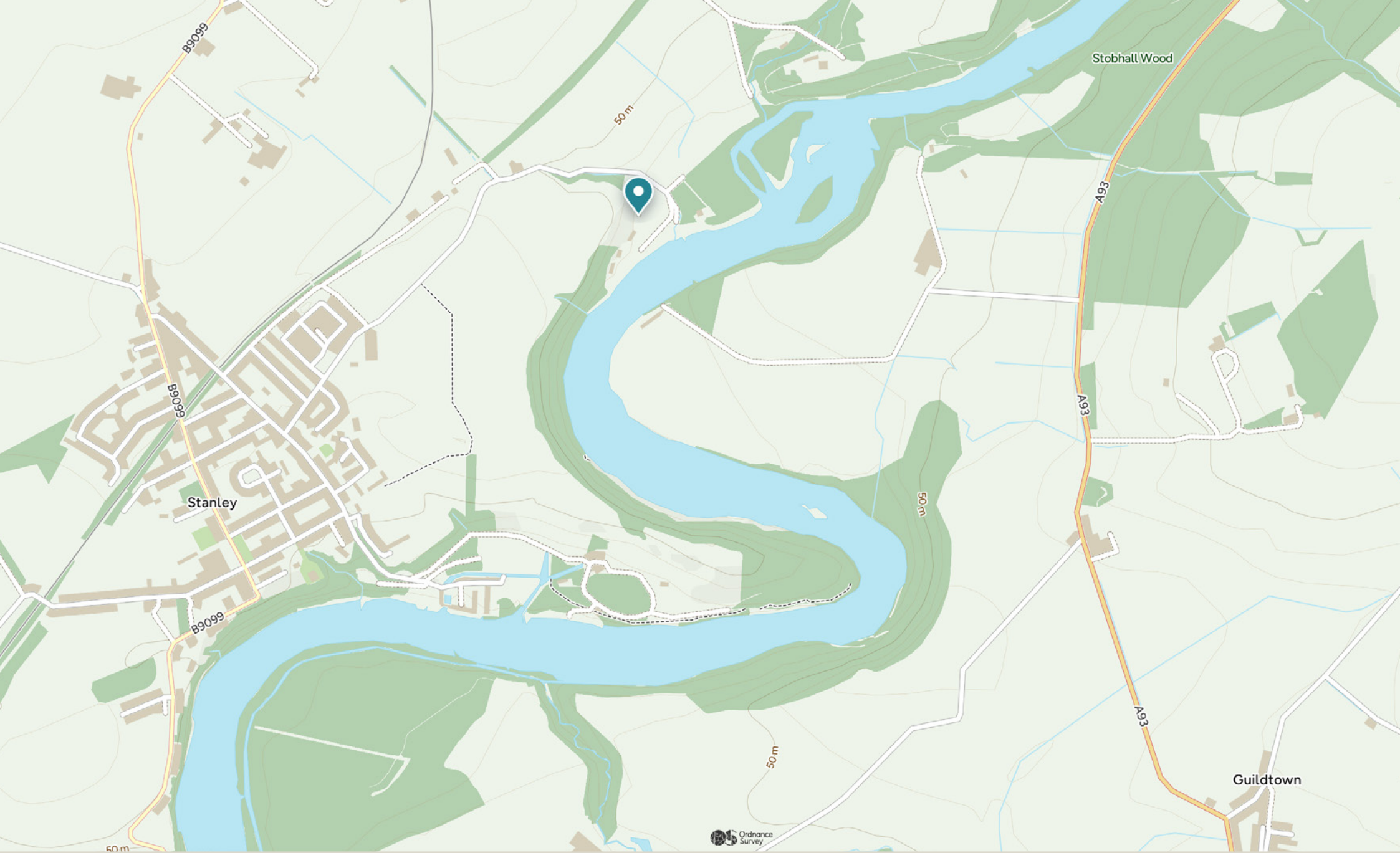
The surrounding area is celebrated for its outstanding natural beauty and wealth of outdoor pursuits. World-renowned salmon fishing can be enjoyed on the River Tay and the River Isla, while trout fishing is available on nearby lochs. The Perthshire and Angus glens and hills are within easy reach, offering superb walking, hiking, cycling, and wildlife opportunities. During the winter months, skiing and snow sports are available at Glenshee, Scotland's largest ski centre. For golf enthusiasts, the region boasts an excellent selection of courses, including the championship Rosemount course at Blairgowrie, alongside highly regarded courses at Murrayshall and Alyth.

The Location

Perth itself is widely recognised as one of the most desirable and vibrant small cities in the United Kingdom. The city centre offers an excellent choice of shops, cafés, restaurants, and professional services, together with impressive leisure facilities including a swimming pool, ice rink, fitness centres, and sports clubs.

Schooling provision is particularly strong, with secondary education available at Perth Grammar School as well as schools in Blairgowrie and Dunkeld. A number of respected independent schools are also within reach, including Craigclowan, Kilgraston, Glenalmond College, Strathallan School, and Dundee High School.





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