MILLER GERRARD
Solicitors and Estate Agents



THE OLD SCHOOL HOUSE, GLENSHEE, PH10 7QD

A FANTASTIC OPPORTUNITY TO PURCHASE THIS COMPLETELY RENOVATED 5 BED LUXURY HOME, WITH SPECTACULAR COUNTRYSIDE VIEWS, LOCATED IN THE CAIRNGORMS NATIONAL PARK AND SET IN APPROXIMATELY .75 ACRES OF GROUND

- KITCHEN / DINING ROOM
- LIVING ROOM
- UTILITY ROOM
- TV ROOM
- FIVE DOUBLE BEDROOMS
- FAMILY BATHROOM
- TWO SHOWER ROOMS
- PARKING & GARDENS
- CUSTOM JML GARDEN ROOM
- UNDER FLOOR OIL FIRED HEATING
- DOUBLE GLAZING
- COUNCIL TAX BAND 'F'
- EPC RATING 'C'
- HOME REPORT VALUE £625,000

FIXED PRICE £549,995

5-Bed Luxury Countryside Residence with Panoramic Views & Garden Room

Glenshee, near Blairgowrie

Miller Gerrard are delighted to bring to the market this stunningly renovated, five-bedroom luxury home. Perfectly blending contemporary high-end design with traditional character, this most attractive property boasts breath-taking panoramic countryside views, expansive gardens, and a versatile detached garden room.

Finished to an exceptional standard, the home features an integrated Sonos sound system throughout, solid wood and tiled flooring, and a highly efficient oil-fired underfloor heating system.

 Key Features:

Extensively Renovated: Modern luxury meets timeless character features.

Open-Plan Living: Spectacular lounge with a log burner and expansive patio doors.

Chef's Kitchen: Premium contemporary kitchen featuring high-end integrated appliances.

Intelligent Layout: Distinct East and West wings offer exceptional privacy for families or guests.

Detached JML Garden Room: A premium external pod currently configured as a home cinema and gym.

Idiyllic Location: Uninterrupted countryside views, set within generous landscaped wrap-around grounds.

 Property Overview

The Grand Entrance

The property opens via a solid entrance door into a bright vestibule, immediately setting the tone with exposed feature stonework, a charming window seat, a tiled floor, and a dedicated cloakroom cupboard.

The Heart of the Home: Open-Plan Living & Dining

The Kitchen / Dining Room: A culinary masterpiece fitted with contemporary wall and base units, vibrant coloured glass splashbacks, and sleek work surfaces. A feature central island houses an induction hob with a modern extractor above. Premium integrated appliances include a double oven, microwave, dishwasher, and a large statement wine cabinet.

The Lounge: Seamlessly flowing from the kitchen, this magnificent space features rich solid wood flooring and a cozy log burner set on a slate hearth with a stone mantle. Massive picture patio doors frame the spectacular countryside views and open directly onto a large timber deck—perfect for indoor-outdoor entertaining.

The Utility Room: Conveniently located off the kitchen, a spacious utility area houses the central heating infrastructure alongside a washing machine, tumble dryer, and an American-style fridge-freezer.

The East Wing & Ground Floor Bedrooms

A striking glass staircase with solid wood treads ascends from the lounge to the private East Wing:

Bedroom 1 (Master): A generously proportioned double room boasting a large front-facing window and a substantial walk-in wardrobe with deep shelving and hanging space.

Bedroom 2 / Study: A flexible, bright space with solid wood flooring, ideal as a bedroom or a quiet home office.

Luxury Shower Room: Serving the East Wing, featuring a walk-in rainfall shower, WC, vanity storage, a ladder towel rail, and a premium demisting mirror.

Bedroom 3 (Ground Floor): Situated off the main hallway, this comfortable double room features a double fitted wardrobe and tranquil views over the gardens.

Family Bathroom: A spa-like ground-floor sanctuary boasting a standalone bathtub, a separate walk-in rainfall shower with a glass screen, lit inset shelving, a full-length demisting wall mirror, and elegant tiling to dado height.

The West Wing & Additional Living Space

Positioned on the opposite side of the home is a second, dual-aspect living/TV room featuring a wall-mounted TV setup and dual-aspect windows framing front and rear views. Illuminated in-stair lighting leads up to the West Wing:

Bedrooms 4 & 5: Two beautifully appointed double bedrooms characterized by charming coombed ceilings, rich wooden floors, and cozy built-in window seats beneath large picture windows to take in the views. Bedroom four further benefits from a large walk-in storage cupboard.

West Wing Shower Room: A fully tiled, modern suite equipped with a large walk-in rainfall shower, vanity storage, a WC, and a demisting mirror cabinet.

 Gardens, Grounds & The External Garden Room

The property is nestled within expansive, manicured wrap-around gardens primarily laid to lawn, elegantly bordered by traditional stone dykes and mature trees.

The JML Garden Room: Accessed via sleeper and gravel steps, this premium, detached garden building is fully insulated and currently utilizes a home gym and cinema room. This versatile space offers massive potential to be converted into a fully self-contained annex or holiday let.

Parking & Outbuildings: Generous gravel driveways to both the front and rear provide parking for multiple vehicles. The grounds also feature a charming brick outbuilding (the historic original school toilet block), offering excellent storage or workshop potential.

 About The Area

Situated in the breathtaking region of Glenshee, this property offers an unparalleled lifestyle for outdoor enthusiasts, with world-class hillwalking, country pursuits, and skiing right on the doorstep.

The nearby village of Bridge of Cally provides local essentials including a village shop, post office, primary school, and a hotel. A short drive away, the bustling town of Blairgowrie offers comprehensive amenities, including major supermarkets, a senior school, a recreation center with a swimming pool, and medical facilities.

The vibrant cities of Perth and Dundee are both reachable in approximately 25 minutes by car, offering excellent motorway, rail, and bus links. Reputable private schooling is available nearby, including a dedicated school bus service running directly from Blairgowrie to the prestigious Dundee High School.

This highly desirable country residence must be seen to be fully appreciated. Early viewing is strictly recommended to avoid disappointment.









































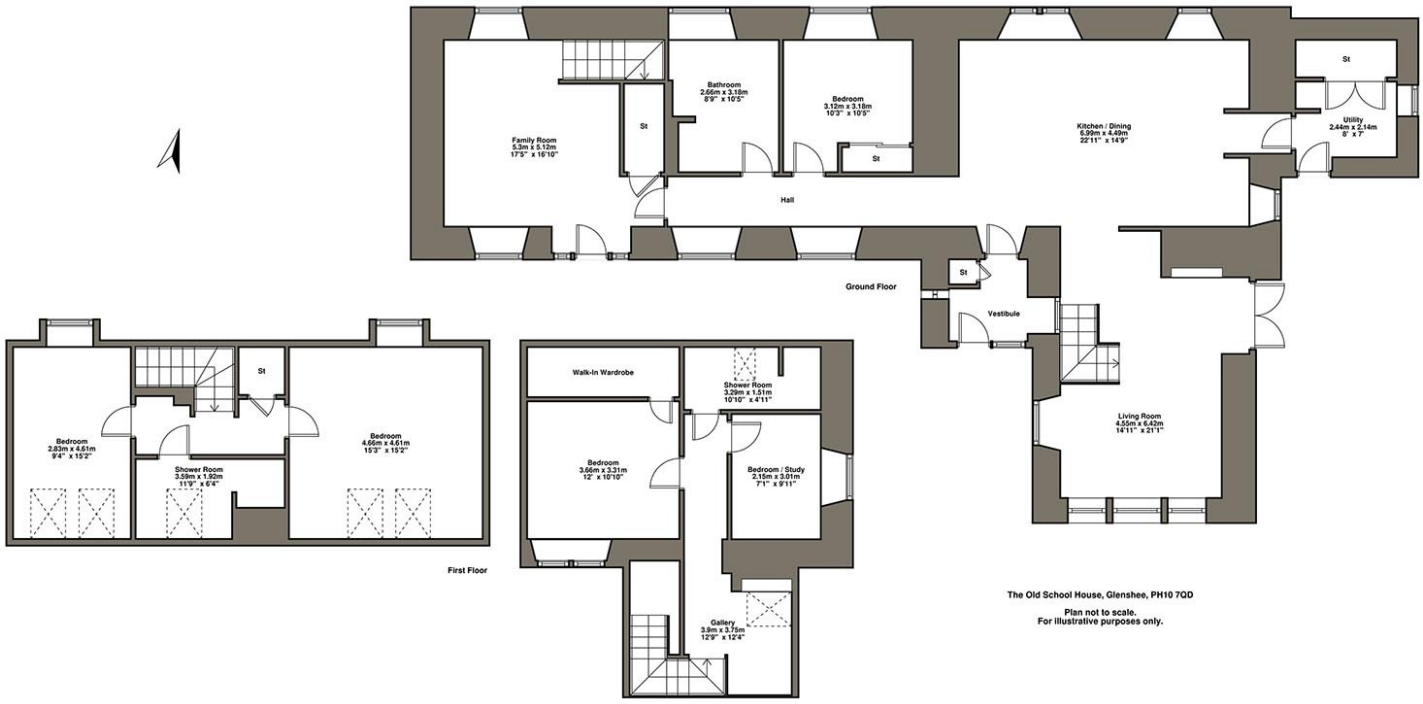





THE OLD SCHOOLHOUSE
GLENSHEE
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GLEANN SITH



FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given..

ROOM DIMENSIONS	(in meters)		(in meters)
KITCHEN / DINING ROOM	6.99 X 4.49	UTILITY ROOM	2.44 X 2.14
LIVING ROOM	4.55 X 6.42	DOUBLE BED ONE	3.66 X 3.31
BEDROOM TWO / STUDY	2.15 X 3.01	GALLERY	3.9 X 3.75
BEDROOM THREE	3.12 X 3.18	BATHROOM	2.66 X 3.18
FAMILY ROOM	5.3 X 5.12	BEDROOM FOUR	4.66 X 4.61
BEDROOM FIVE	2.83 X 4.61	SHOWER ROOM	3.59 X 1.92

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Please note - if any domestic appliances are included in the price, they must be accepted as seen, with no guarantee as to their condition.

It is strongly recommended that any interested party should read the Home Report on the property. Any matters concerning the property mentioned in the Home Report should be considered to have been disclosed by these particulars of sale.

TO VIEW

Please contact Miller Gerrard Solicitors 01250 873468

Alternatively, when our office is closed, please contact the staff at PSPC (Perth Solicitors' Property Centre) who will be happy to arrange viewings. Telephone (01738) 635301 on weekdays 09:00 am to 5:00 pm.

THE ABOVE PARTICULARS, WHILE BELIEVED TO BE TRUE, ARE NOT GUARANTEED AND WILL NOT BE HELD TO FORM PART OF ANY CONTRACT OF SALE