

Simple Approach



Estate Agents



**5 Tower Buildings Station Road, Dunkeld
Perthshire PH8 0DS**

Offers over £275,000

Simple Approach are proud to welcome this outstanding Townhouse on Station Road in Birnam to the Perthshire market. This stunning family home comes to the market in excellent condition throughout, boasting substantial living space across four floors. This fabulous property is a rare addition to the market and is the perfect purchase for those looking for a very grand and generously proportioned property, in tasteful decoration throughout. The potential in this unique property is endless, comprising of two double bedrooms with stylish shower en-suites on the basement level, two further public rooms on the ground floor level which could be utilised as a home office, family rooms or further bedrooms where necessary. The first floor comprises of a substantial living room with beautiful dual aspect windows as well as a large modern kitchen with ample space for family dining. Finally, the upper floor has two further double bedrooms and a third contemporary shower room, providing all the accommodation required by a wide range of purchasers. On the staircase and landings of all floors we have expansive storage cupboards, alongside sought-after features such as gas central heating and double glazing as well as beneficial external features such as a timber double garage private to the property, as well as a shared communal garden space with only two other neighbouring properties. You truly have to view this property to appreciate all that is on offer, with particular note to the stunning Perthshire Village that Birnam is, as well as the beautiful family home that 5 Tower Buildings provides.

Entrance Hallway

16'6" x 8'7" (5.03m x 2.62m)

Ground Floor Public Room/ Bedroom

14'9" x 7'6" (4.50m x 2.29m)

Ground Floor Study/ Office

11'5" x 10'2" (3.48m x 3.12m)

First Floor Lounge

15'8" x 14'11" (4.78m x 4.57m)

First Floor Dining Kitchen

14'7" x 10'9" (4.47m x 3.30m)

All removable items in the dining kitchen as seen are to be graciously included in the sale.

Top Floor Master Bedroom

14'11" x 14'2" (4.57m x 4.34m)

Top Floor Bedroom 2

14'4" x 10'7" (4.39m x 3.25m)

Bedroom 2 Dressing Room

6'11" x 6'3" (2.13m x 1.91m)

Shower Room

6'3" x 5'10" (1.93m x 1.78m)

Basement Bedroom 3

14'0" x 10'0" (4.27m x 3.05m)

En-Suite

7'6" x 4'5" (2.31m x 1.37m)

Basement Bedroom 4

14'7" x 10'0" (4.45m x 3.05m)

En-Suite

16'2" x 4'11" (4.95m x 1.52m)

External

Exclusive to the property is a large double timber garage, which neighbouring properties have a pedestrian right of way across but not vehicular. In addition to the double garage are two private parking spaces with bollards showing exclusivity. There is access also to an enclosed communal garden laid to lawn with perimeter hedging and also to a separate fully enclosed secluded terrace with rotary dryer, for communal use. To the front and in the surrounding area there is ample on street parking and two large underground cellars, accessed by exterior steps to the side.

Location

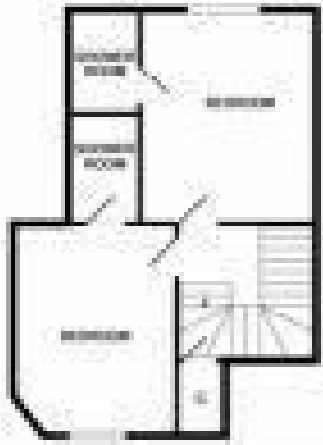
Local amenities include shops and post office, the vibrant Arts Centre opposite, and famous 'Beatrix Potter' garden. The close by cathedral town of Dunkeld is pleasant walking distance and has a variety of specialist shops, hotels, restaurants and bars, a health centre, nursery and primary schools. Surrounded by some of Scotland's finest scenery there are ample woodland walks which includes the Hermitage locally, salmon fishing and numerous leisure amenities which include the golf course and bowling green, tennis courts and play park and the ski slopes of Glenshee, which are within pleasant driving distance. There is a regular bus service to Perth and the surrounding villages and also a train service from Birnam; to Inverness, Perth, Glasgow and Edinburgh. The A9 close by provides easy commuting to Perth and Pitlochry, and all major Cities and airports in the Central Belt, and North.



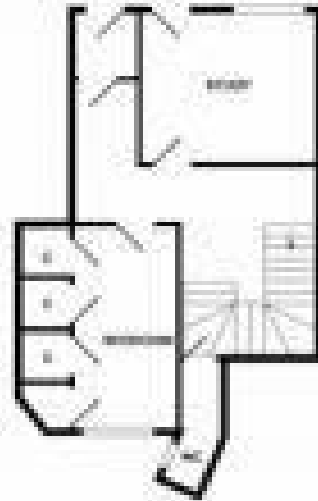


- Exceptional Property in Heart of Birnam
- Private Double Garage & Two Exclusive Parking Spaces
- Highly Desirable Area
- Gas Central Heating & Double Glazing
- Five Bedrooms Across Four Floors
- Home Report Valuation £280,000

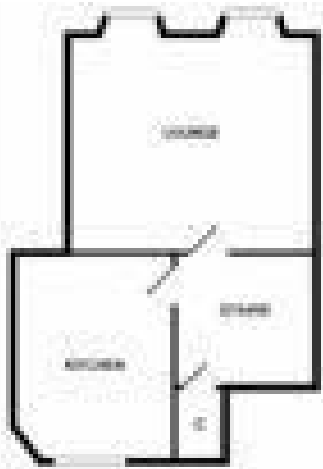




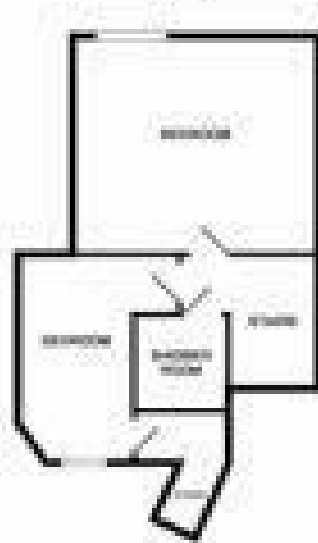
Basement Floor



Ground Floor



First Floor



Second Floor



| Energy Efficiency Rating | | |
|---|-----------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 84 |
| (81-91) B | | |
| (69-80) C | 72 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| EU Directive 2002/91/EC | | |
| Scotland | | |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | 81 |
| (81-91) B | | |
| (69-80) C | 66 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| EU Directive 2002/91/EC | | |
| Scotland | | |