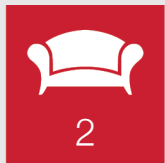




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1 Robertson Court

Birnam, Dunkeld, PH8 0BE





Summary

This exclusive detached house is an exceptional four-bedroom residence set in a peaceful cul-de-sac in the picturesque village of Birnam. It is a short walk from the River Tay and the historic town of Dunkeld with its wide range of day to day facilities. There is easy access to the A9 trunk road, and Dunkeld & Birnam station is only five minutes walk away, with direct links to Edinburgh and Glasgow and the overnight Caledonian Sleeper service to London. The southeast-facing home boasts large living spaces, a versatile conservatory, and a quality kitchen and three washrooms. It also features ample private parking and attractive gardens. Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale.

Features

- An outstanding detached house
- Situated in the idyllic village of Birnam
- Near amenities and bus and rail links
- Welcoming entrance hall with a WC
- Dual-aspect living/dining room with Morso multi-fuel stove
- Multi aspect Mozolowski & Murray conservatory
- Shaker style kitchen/dining room
- Utility room with rear garden access
- Four bedrooms with built-in wardrobes
- Quality en-suite shower room
- Family bathroom with overbath shower
- Beautiful front, side, and rear gardens
- Monoblock driveway and single garage
- Gas central heating and double glazing



“A large executive detached house with a highly desirable location in the village of Birnam, promising a wonderful home for families”





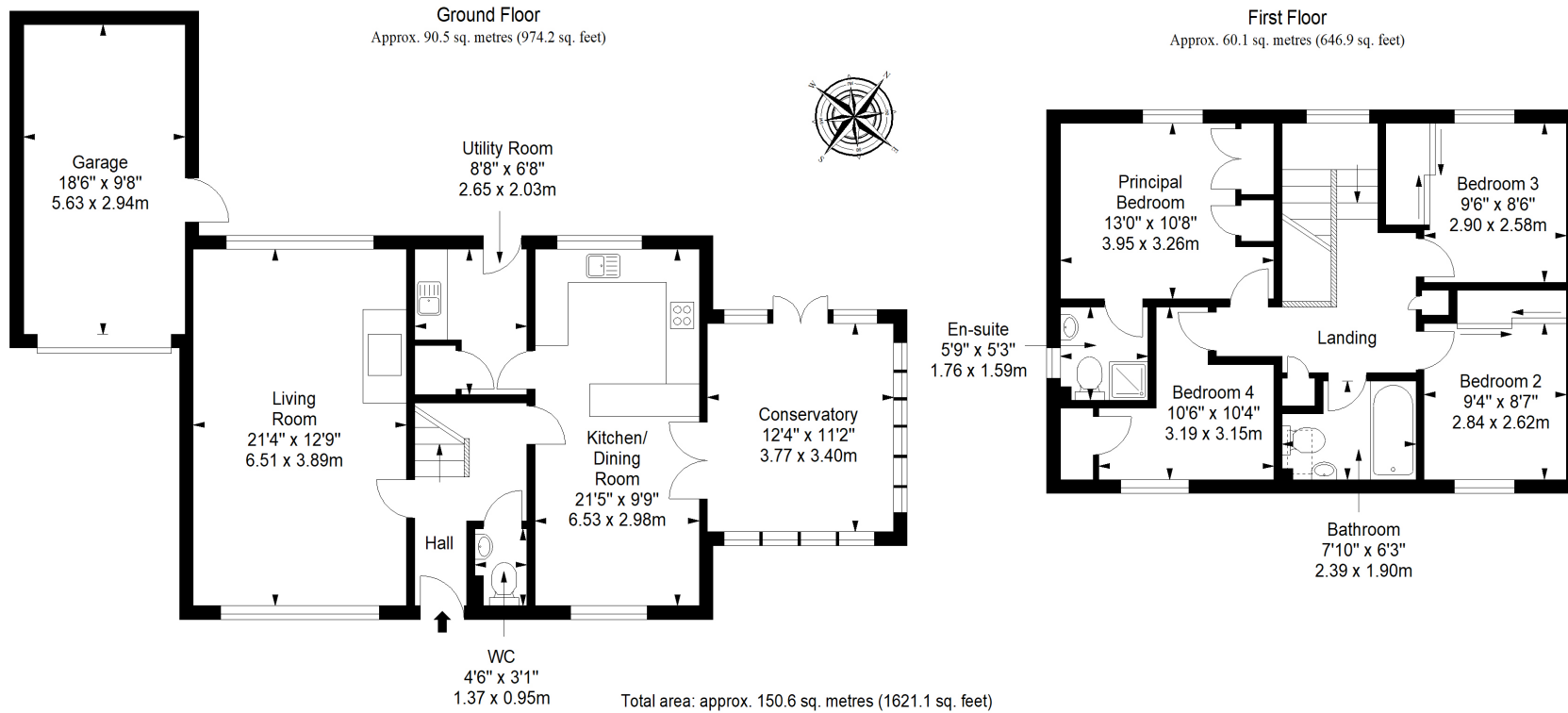




“Spacious, light-filled rooms finished to exceptionally high standards, with attractive interior design throughout”



Floorplan





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