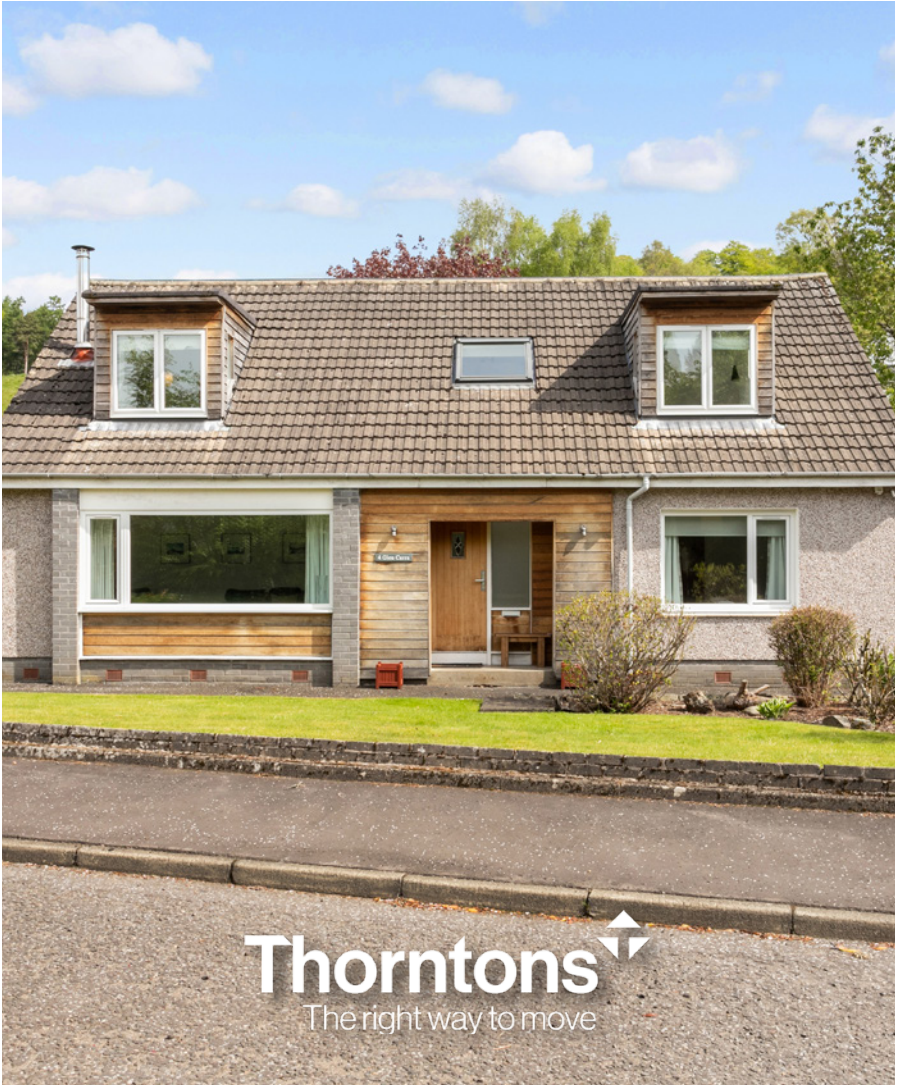


# 4 ATHOLL GARDENS

Dunkeld, Perth and Kinross, PH8 0AY



# WELCOME TO 4 ATHOLL GARDENS

This detached house is situated in Dunkeld and enjoys four bedrooms, a large living room, a dining kitchen, two shower rooms, and one family bathroom, all enhanced by attractive, modern interiors and neutral décor, plus a delightful garden, an attached single garage, and a private driveway.

## GENERAL FEATURES

- Detached house in Dunkeld
- Set on a quiet, leafy no-through road
- Attractive, modern interiors
- EPC Rating - D

## ACCOMMODATION FEATURES

- Entrance hall with built-in storage
- Southwest-facing living room with multi-fuel stove
- Large dining kitchen
- Four double bedrooms
- Two en-suite shower rooms
- Separate family bathroom
- Gas central heating served by Worcester Bosch combi boiler
- Double-glazed windows throughout

## EXTERNAL FEATURES

- Well-maintained front and rear gardens
- Attached single garage
- Private driveway



# CONTENTS

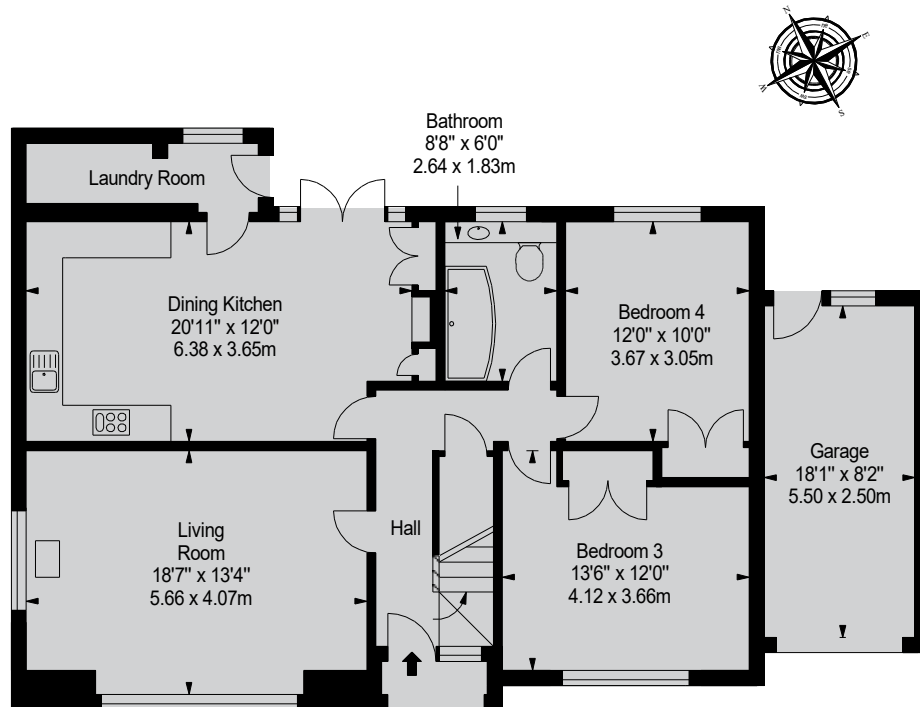
06	<b>FLOORPLAN</b>
09	<b>ENTRANCE</b> Welcome to 4 Atholl Gardens
10	<b>LIVING ROOM</b> Large, sun-filled reception room
13	<b>DINING KITCHEN</b> Perfect for dinner parties
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26	<b>THE AREA</b> Short description



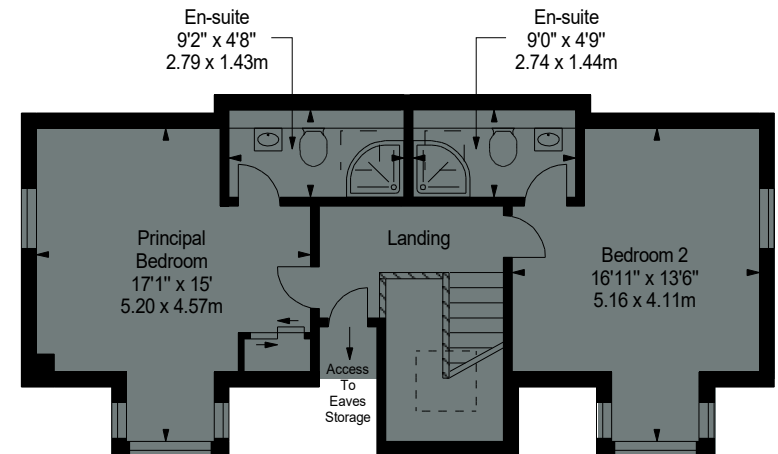


**Thorntons**  
The right way to move  
4 Atholl Gardens





Total area: approx. 164.8 sq. metres (1774.0 sq. feet)





# WELCOME

## TO 4 ATHOLL GARDENS

This four-bedroom, three-bathroom detached house in Dunkeld is set on a quiet, leafy no-through road, enjoying a peaceful location yet also lying just a short distance from Dunkeld's amenities and stunning Tay Forest Park/The Hermitage. The home is sure to appeal to families looking for a tranquil retreat with everyday facilities and services nearby.

The front door is conveniently tucked under a porch and opens into an airy, double-height hall with built-in storage, where the tone for the accommodation to follow is set with neutral décor and wood-styled flooring.



# LIVING ROOM

LARGE, SUN-FILLED  
RECEPTION ROOM

The living room is filled with natural light through dual-aspect glazing, including a large southwest-facing window which captures wonderful sunshine throughout the day. The reception room occupies a generous footprint which allows for various configurations of lounge furniture, all arranged around a warming multi-fuel stove, and enjoys the same décor and flooring as the hall.







# DINING KITCHEN

PERFECT FOR DINNER PARTIES

The kitchen is fitted with a wide range of modern, wood-styled wall and base cabinets, framed by plentiful workspace and splashback tiling, with neatly integrated appliances comprising an oven, hob, extractor hood, dishwasher, and fridge/freezer. An adjoining laundry room provides an ideal discrete space for laundry appliances and storage. Ample space is provided in the kitchen for a large dining table and chairs (it currently accommodates an eight-seater table), set next to French doors opening onto the rear garden – perfect for alfresco dining and summer barbecuing!





AMPLE SPACE IS PROVIDED IN THE KITCHEN FOR A LARGE DINING TABLE AND CHAIRS SET NEXT TO FRENCH DOORS OPENING ONTO THE REAR GARDEN







## TRANQUIL SLEEPING AREAS



# BEDROOMS

The house accommodates four double bedrooms, with two on the ground floor and two on the first floor. The ground-floor bedrooms both include built-in wardrobes and one enjoys the same sunny aspect as the living room. The first-floor bedrooms feature charming dormer windows and one has built-in storage, whilst both boast their own en-suite shower rooms. All four bedrooms are carpeted for optimum comfort underfoot and are decorated in the neutral palette found throughout the property.





THE FIRST-FLOOR BEDROOMS FEATURE CHARMING DORMER  
WINDOWS AND ONE HAS BUILT-IN STORAGE







# BATHROOMS

THREE WASHROOMS,  
IDEAL FOR FAMILIES



The en-suite shower rooms are identical and feature corner shower enclosures, WC-suites, and sky-light windows, whilst a ground-floor family bathroom completes the accommodation on offer and comprises a bath with an overhead shower and a glazed screen, a countertop basin, a WC, and vanity storage.

The home is kept warm by a gas central heating system and benefits from double-glazed windows throughout.



THE REAR GARDEN  
IS PARTICULARLY  
SPACIOUS AND  
BORDERED BY  
FENCING







## GARDENS & PARKING

Externally, the house is perfectly complemented by beautifully maintained front and rear gardens. The rear garden is particularly spacious and bordered by fencing. It includes a large, manicured lawn, mature, leafy trees and shrubbery, decked terraces for outdoor seating, and a chipped area ideal for children's play equipment. Excellent private parking is provided by an attached single garage and a driveway.

Extras: all fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.



# DUNKELD



The picturesque conservation village of Dunkeld in Perthshire is situated on the northern bank of the idyllic River Tay, just across the water from its smaller neighbour, Birnam (which is within brisk walking distance). The two places were linked in 1809 with the building of the Dunkeld Bridge by the famous Scottish engineer, Thomas Telford. Today, both areas continue to boast their own unique character and heritage, and both are simply enchanting with traditional architecture and a wealth of listed buildings. Dunkeld and Birnam are also served by an excellent range

of local amenities, with a small supermarket, a Post Office, a butcher, a baker, a pharmacy, and a newsagent all within easy reach, along with an array of cafes, pubs, hotels, and restaurants. The two areas are home to a great selection of unique tourist attractions, including The Birnam Oak, which is said to be one of the last surviving trees in the forest featured in Shakespeare's *Macbeth*, attracting literary fans all year round. Other interesting places include the Beatrix Potter Exhibition and Garden, the medieval Dunkeld Cathedral, and Tay Forest Park/The Hermitage

– a magical stretch of Perthshire forest with a spectacular waterfall, a Victorian folly, and some of the tallest Douglas Firs in Scotland. Dunkeld is conveniently positioned just off the A9 and the local train station operates frequent services to Edinburgh, Glasgow, Perth, Inverness, and London via the Caledonian Sleeper. Nursery and primary schooling are provided locally, followed by secondary education at either Breadalbane Academy in Aberfeldy or Perth Grammar School.





# Thorntons

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