

# Cameron House

DALGUISE, DUNKELD, PERTHSHIRE, PH8 0JU



*A tranquil detached home in the heart of Dalguise,  
near Birnam and Dunkeld, four bedrooms,  
conservatory, garages and gated drive*



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McEwan Fraser Legal is delighted to present this four-bedroom detached home set in a peaceful, leafy hamlet near Dalguise. This beautifully maintained detached home was built in the late 90's to an extremely high standard and offers generous family accommodation in a highly desirable location near Birnam and Dunkeld. Further benefits included double-glazed windows and oil fired central heating, with a new 2500 litre tank fitted this year (2025). Surrounded by mature greenery and enclosed gardens, the property enjoys a serene setting with a warm and welcoming ambience throughout.

## THE LOUNGE



The ground floor is thoughtfully laid out, comprising a bright entrance vestibule and hallway with direct access to an integral large garage with power door for added convenience. A spacious lounge, a formal dining room, a sitting room, and a large conservatory that brings in natural light and garden views.

# THE DINING ROOM



# THE FAMILY ROOM



# THE CONSERVATORY



The well-appointed kitchen leads through to a utility room and guest cloakroom.

# THE KITCHEN



# THE UTILITY & WC





Upstairs, the home features four well-proportioned bedrooms, all with built-in wardrobes. The principal bedroom benefits from an en-suite shower room, and a stylish family bathroom serves the remaining rooms. Storage is abundant across both levels, making this home as practical as it is inviting.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2



# BEDROOM 3



# BEDROOM 4



Outside, the manicured gardens are enclosed and designed for privacy and enjoyment, while the gated driveway provides ample parking and leads to a double garage or workshop space with powered doors.

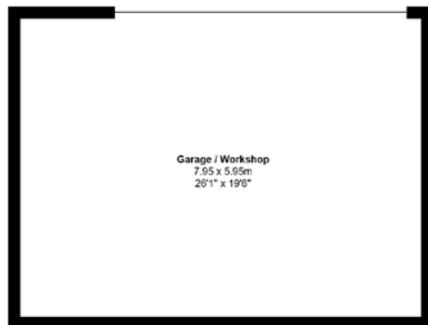
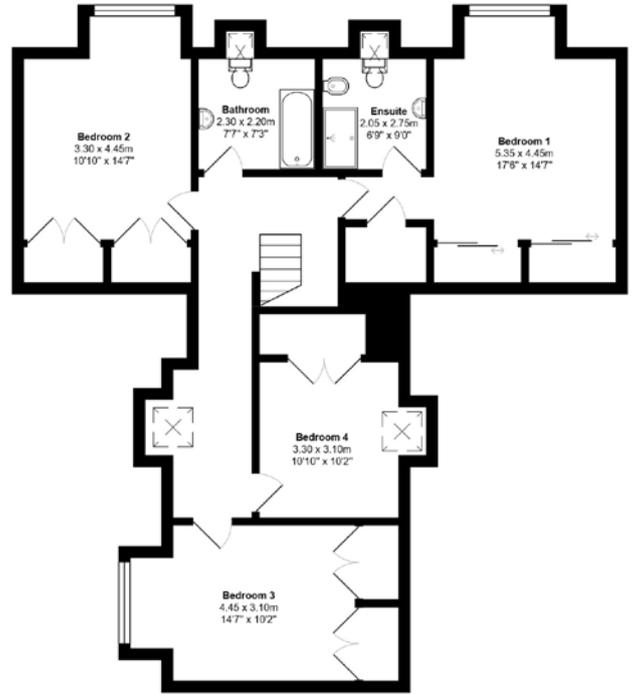
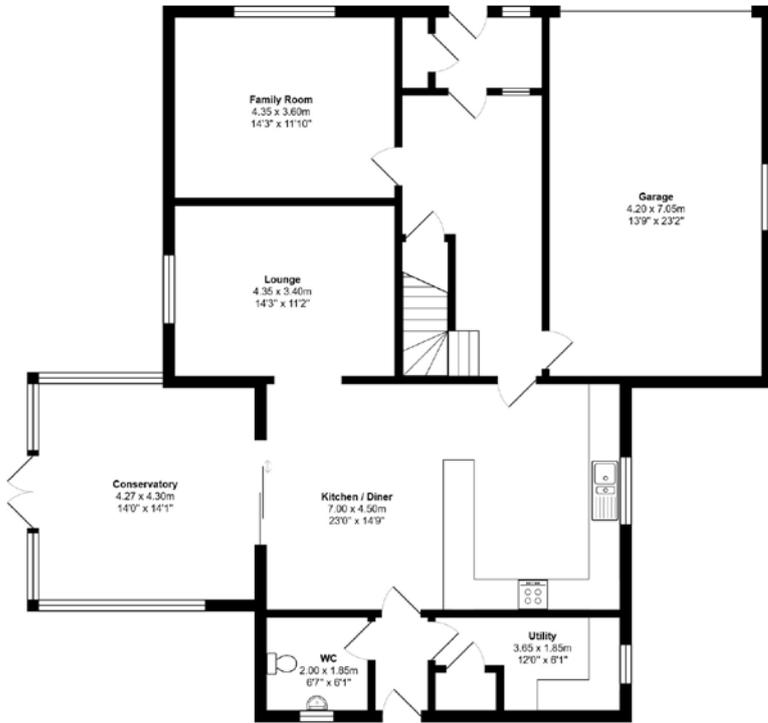
This is a rare opportunity to secure a substantial home in a peaceful and picturesque setting, with easy access to local amenities, transport links, and the vibrant communities of Birnam and Dunkeld. Viewing is highly recommended to appreciate the calm atmosphere and spacious layout that this exceptional property offers.

# EXTERNALS



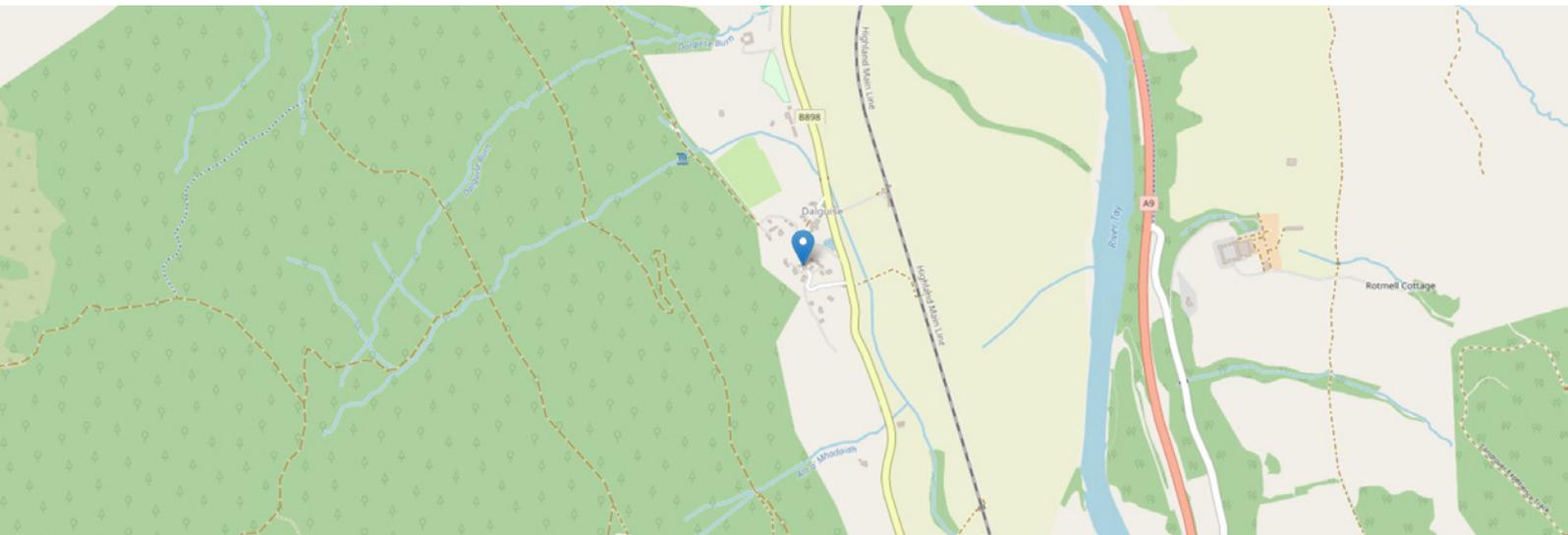


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 198m<sup>2</sup> | EPC Rating: D



# THE LOCATION

Set within the peaceful woodlands of Highland Perthshire, Dalguise is a charming rural hamlet that offers an idyllic lifestyle for families and nature lovers alike. Surrounded by rolling hills and ancient forests, this secluded setting provides a rare sense of calm while still being well connected to some of the region's most vibrant towns and services. Just 5 miles away, the beautiful towns of Dunkeld and Birnam offer a range of amenities, including independent shops, cosy cafes, restaurants, a health centre, and the highly regarded Royal School of Dunkeld for primary-aged children. Dunkeld & Birnam railway station provides direct rail links to Perth (approx. 25 minutes), Inverness, and Glasgow, making Dalguise a practical base for commuting or exploring Scotland's heartlands.





To the north, Pitlochry, only 12 miles from Dalguise, offers a wider range of amenities including supermarkets, secondary schooling, a leisure centre, GP and dental services, and a year-round calendar of cultural events, most notably at the Pitlochry Festival Theatre.

Approximately 18 miles south, the city of Perth provides access to major retailers, supermarkets, secondary schools and colleges, hospitals, and leisure facilities. With excellent road and rail connections across Scotland, Perth is a key hub for both work and education while offering access to parks, museums, and a thriving riverside community.

Dalguise is perfectly positioned for those seeking a balance of rural living with access to excellent schooling, transport links, and local services. With stunning scenery at your doorstep and the amenities of Dunkeld, Pitlochry, and Perth within easy reach, Dalguise offers a lifestyle that is both peaceful and practical.



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