

VIEWPARK, MEETHILL ROAD
PERTHSHIRE, PH11 8DE




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PERTHSHIRE

Since its origins as a very small village in northern Perthshire, Alyth has grown into a small county town, situated on the edge of heather-clad moorlands which stretch all the way to Braemar. Granted a charter by King James III in 1488, Alyth was raised to the rank of Burgh of Barony with the right to hold markets and fairs. The steady growth of this area means that the Queich (or Alyth Burn), with its several bridges, now runs through the centre of Alyth.

A golf club was established in Alyth in 1894. The original nine-hole course was designed by Old Tom Morris of St. Andrews and was modified and extended to eighteen holes by James Braid in 1934. A further two clubs have opened since, the Strathmore Golf Centre with an eighteen and a nine hole course and the Glenisla Club. A range of shops and facilities are found in the town with greater access to shopping, theatre and more can be found in either Dundee or Perth. Alyth provides good local services, including a primary school, health centre, Post Office, butcher and ironmonger. Further amenities can be found in the nearby town of Blairgowrie where the main feature and centerpiece is the Wellmeadow, a grassy area in the middle of town which hosts regular markets and outdoor entertainment.

The city of Perth lies some twenty two miles to the south, offering a good range of shopping, a modern concert hall, cinema, theatre, swimming pool and railway station linking to the national rail network. Dundee is about seventeen miles to the south and offers more extensive facilities, including two universities. Fishing can be taken on the rivers Tay, North Esk and South Esk, whilst the Angus Glens to the north offer extensive hill walking and the opportunity to observe some wonderful Scottish wildlife.

VIEWPARK

Part Exchange available. We are delighted to offer onto the open market this substantial period detached family home boasting versatile accommodation arrangements. The property has been heavily altered by the current owners to offer a substantial family home with various options for additional income as a holiday let if required. The property is joined with a granny annex option and two double bedroom further annex or holiday let option. The owners will discuss this with you and explain the options available.

The building sits in a generous plot set back from the road with ample parking to the side and rear on a shingled driveway with outbuildings and storage available. The overall plot is approaching an acre and the garden grounds are mostly located to the side and rear of the building.

The property offers ample period features throughout with a modern twist and has had no expense spared in bringing the internal conditions up to a very complementary level. Accommodation for the main home comprises of the grand drawing room with views to the rear and over the town centre, the dining room adjacent and a large study or family room area. A large hallway with entrance porch greets you and a bespoke bathroom, utility room, ample storage cupboards lead to the bespoke farm style kitchen with playroom area adjacent. Access to the granny annex is available from the hallway and leads to one and a half storey one double bedroom self contained annex with sitting room, kitchen and bathroom with stairs leading to the bedroom.

From the main hallway you access the stairs which leads to the first floor accommodation. This includes some grand bedrooms with five in total. The master bedroom has a beautiful en-suite bathroom and an addition two further four-piece bathrooms and a three-piece shower room suite completing the upstairs accommodation. From one of the children's bedroom you access a twirling slide which leads out into the breakfast area next to the kitchen on the ground floor. Any child will love this unique feature and will never be late for a meal again.

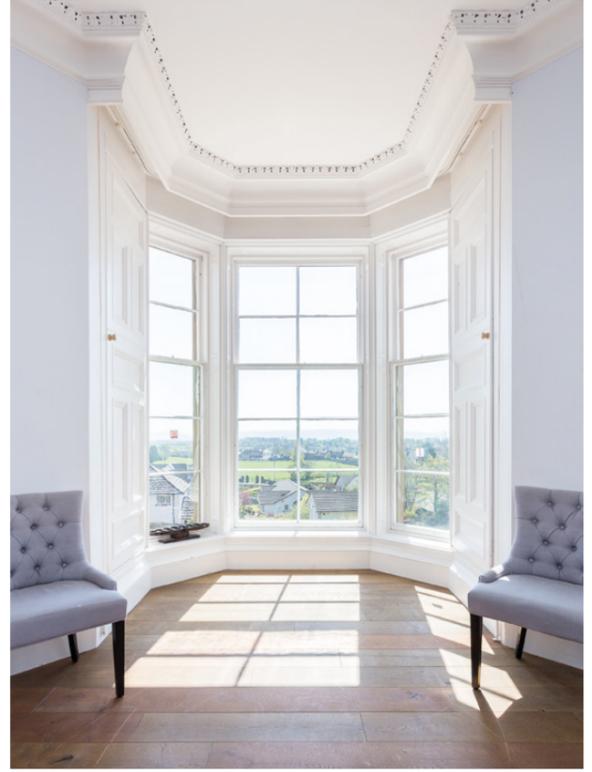
Accessed next door externally from the rear is the holiday let cottage which enjoys all modern features and has been fully refurbished internally offering modern kitchen with bathroom and sunken living area with balcony. Access is available from here to the rear garden. Upstairs you have two further double bedrooms with views to the rear over the town centre.

This stunning property offers any buyer the option of accommodating a large family or utilising this opportunity for additional income through a holiday let option.

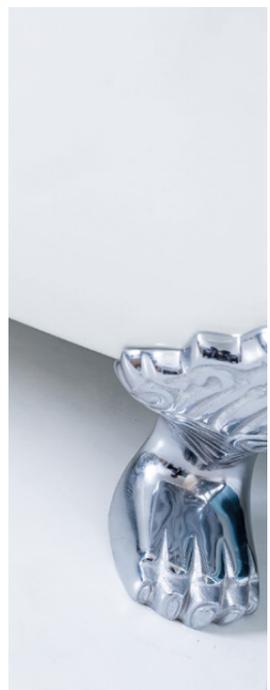




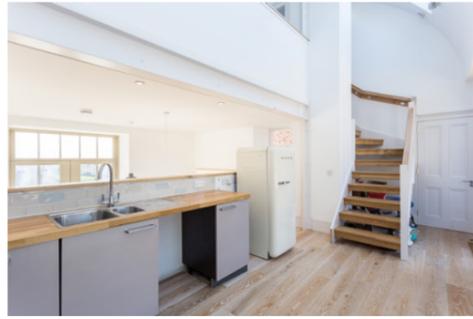
...the property offers ample period features throughout with a modern twist...



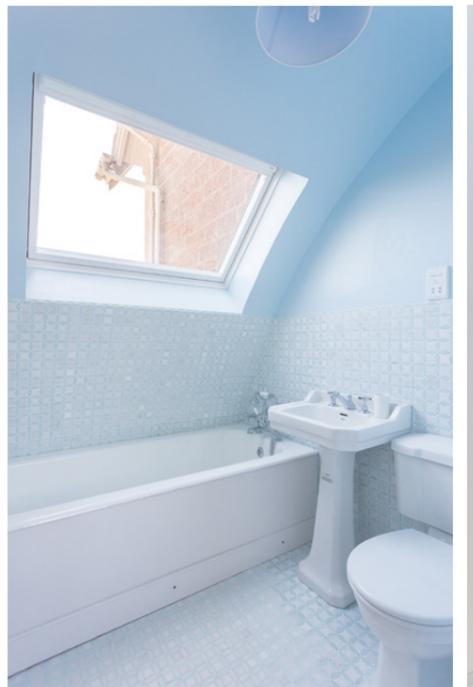
...the master bedroom has a beautiful en-suite bathroom and in addition two further four-piece bathrooms and a three-piece shower room suite completing the upstairs accommodation...



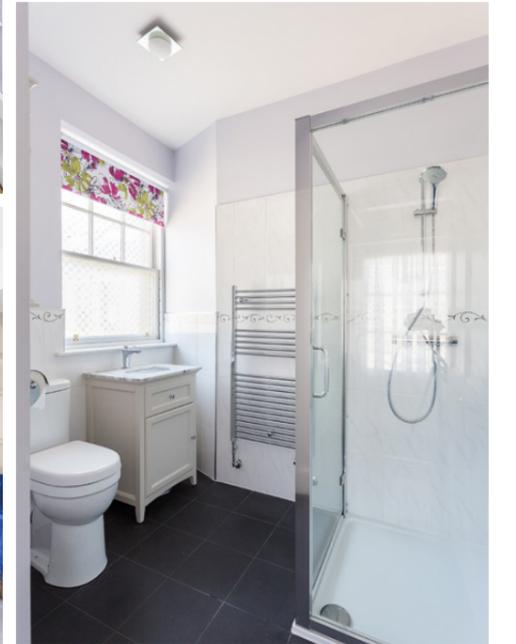




HOLIDAY HOME



GRANNY ANNEX



We take all reasonable steps to ensure that the information on this Floor Plan is correct. However, we do not guarantee the correctness or completeness of material on this occasion as it was supplied by a third party. Neither we nor any other party (whether or not involved in producing, maintaining or delivering this Floor plan, shall be liable or responsible for any kind of loss or damage that may result to you or a third party as a result of your or their use of the details on this floor plan) This exclusion shall include costs and, without limitation, any other direct, indirect or consequential loss.

SAFETY

Access

Car parking space is 3.3m wide with an additional 900mm wide route past the parked car highlighted in red in accordance with 4.1.2. From the car parking space there is an accessible route to the main door, without any obstructions, in accordance with 4.1.3

All access is Paved. There is level access into the house. The main access door has an automatic outside light, is wider than 900mm and well drained to prevent surface water and has an accessible threshold. All internal doors are a minimum of 800mm wide

Main living level includes accessible shower room, enhanced apartment and accessible kitchen.

All doors and glazing are secure by design to meet recognised standard for security. All new windows/doors between 800mm from floor level are fitted with toughened safety glass.

The temperature of the water at point of delivery at bath does not exceed 48 degrees. A TMV will be fitted complying with BS EN 1111 or BS EN 1287, fitted as close to the point of delivery as practicable.

Means of escape from bedroom 1, 2, 3 through an unobstructed opening
Area = 0.51m²
Dim = 708mmx730mm

The bottom of the openable area is 1100mm above floor level.

All new staircases and were there is a change in level over 600mm balustrading is provided, constructed so as a 100mm diameter sphere cannot pass through.

Stair 1 Specification

Stair construction and finish: wooden
No. of risers: 10
Closed risers: all closed (100mm sphere cannot pass through)
Going: 240mm
Rise: 202mm
Flight width: 800mm
Going overlap: 50mm
Balustrade height: 900mm
Landing width at top of stairs: 800mm

Landing at the bottom of the stairs to be clear and is not within 400mm of any door swing.

2000mm head height is maintained throughout the flight.

Balustrade to be constructed so that a 100mm diameter sphere cannot pass through, and to be extended 300mm at top of flight.

Minimum tread width at narrow end of tread 50mm

Stair 2 Specification

Stair construction and finish: wooden
No. of risers: 11
Closed risers: all closed (100mm sphere cannot pass through)
Going: 241mm
Rise: 202mm
Flight width: 800mm
Going overlap: 50mm
Balustrade height: 900mm
Landing width at top of stairs: 800mm

Landing at the bottom of the stairs to be clear and is not within 400mm of any door swing.

2000mm head height is maintained throughout the flight.

Balustrade to be constructed so that a 100mm diameter sphere cannot pass through, and to be extended 300mm at top of flight.

Minimum tread width at narrow end of tread 50mm

Stair 3 Specification

Stair construction and finish: wooden
No. of risers: 08
Closed risers: all closed (100mm sphere cannot pass through)
Going: 213mm
Rise: 181mm
Flight width: 800mm
Going overlap: 50mm
Balustrade height: 900mm
Landing width at top of stairs: 800mm

Landing at the bottom of the stairs to be clear and is not within 400mm of any door swing.

2000mm head height is maintained throughout the flight.

Balustrade to be constructed so that a 100mm diameter sphere cannot pass through, and to be extended 300mm at top of flight.

Minimum tread width at narrow end of tread 50mm

Stair 4 Specification

Reclaimed Cast Iron Spiral Staircase to provide access to Workspace Study. Details to follow.

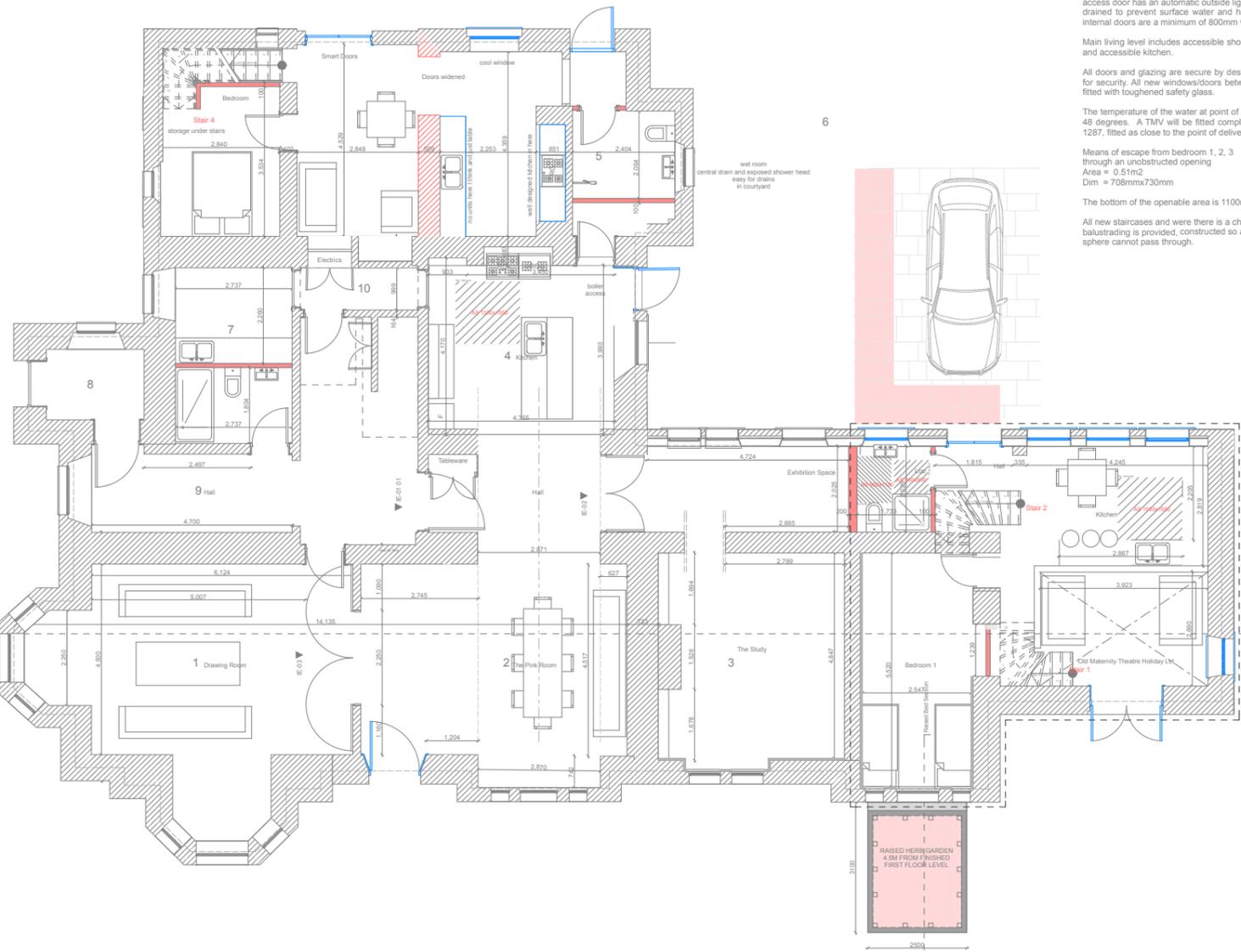
Spiral to study
Stair construction and finish: Cast Iron
No. of risers: 18
Closed risers: open (100mm sphere cannot pass through)
Going: 220mm
Rise: 193mm
Flight width: 600mm
Going overlap: 50mm
Balustrade height: 900mm
Landing width at top of stairs: 1200mm

Landing at the bottom of the stairs to be clear and is not within 400mm of any door swing. Landing at top of flight to be 1000mm.

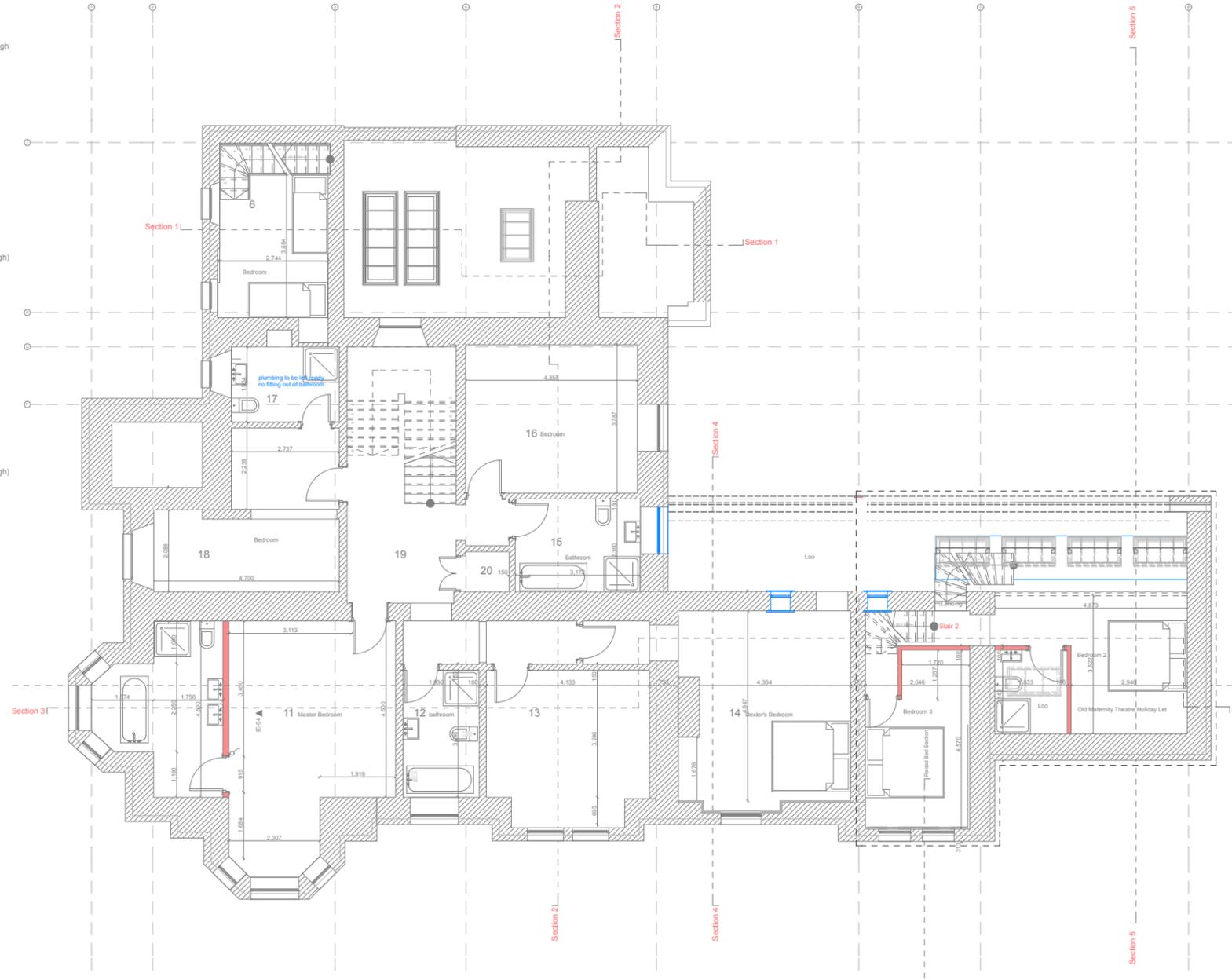
2000mm head height is maintained throughout the flight.

Balustrade to be constructed so that a 100mm diameter sphere cannot pass through, and to be extended 300mm at top of flight.

Minimum tread width at narrow end of tread 50mm

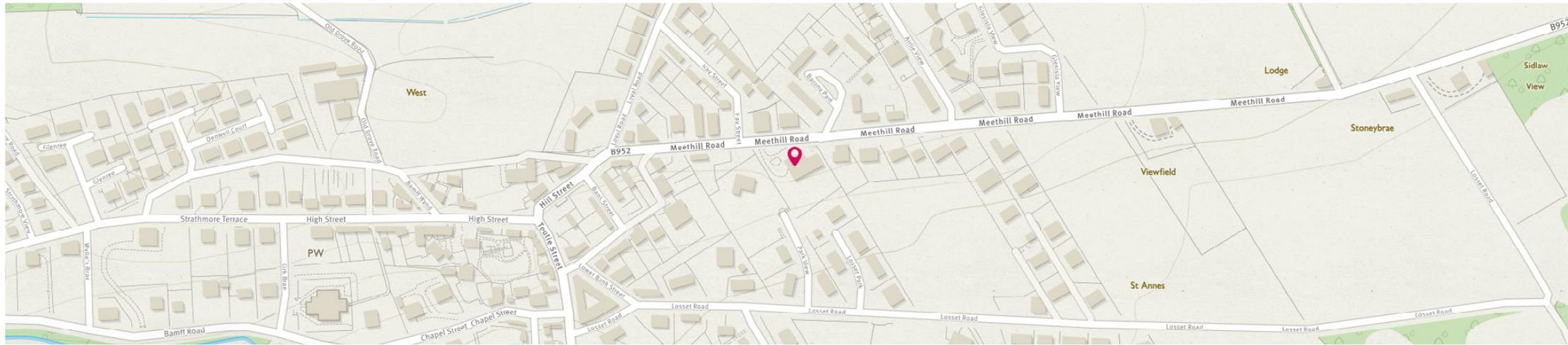


GF Activity & Safety
1:100



FF Activity & Safety
1:100

DRAWING NOTES



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**Part
Exchange
Available**

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Text and description
JAMES KEET
Surveyor



Professional photography
GRANT LAWRENCE
Photographer



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Designer