

Dauna Lodge

MEIGLE ROAD, ALYTH, BLAIRGOWRIE, PERTSHIRE, PH11 8EU



*HANDSOME PERIOD VILLA WITH STUNNING
PERIOD FEATURES AND BEAUTIFUL INTERIORS*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





PART EXCHANGE IS AVAILABLE- McEwan Fraser Legal is delighted to offer to the market this exquisite home of distinction. Each room could feature in an interiors magazine and the property has been meticulously maintained and presented. The handsome exterior gives way to elegant proportions and stunning period detail. The accommodation, like most impressive homes, offers flexible living and working arrangements.

The living room is of particular note with engineered oak flooring and a superb bay window adding to the dual aspect. The ceiling is wonderfully ornate and a log burning stove with a feature fireplace anchors the room. The Den is utilised as a home cinema at this time with a screen that pulls down in front of a built-in bookcase. The dining room is dramatic and spacious enough for formal entertaining. Bedroom five is on the ground floor and currently serves as a home studio, a guest toilet and wash hand basin lie next door to the bedroom. The kitchen offers a range cooker, breakfast bar, window seats and ample storage.



living room



the kitchen





the den





dining room





A door from the hall on the ground floor opens to the elevated deck. The upper floor offers four further bedrooms, two with en-suite, and the family bathroom. The principal bedroom mirrors the proportions of the living room. The family bathroom includes a decadent television at the foot of the bath.

The view from the deck is over open fields and the spacious deck is comprised of various sections creating individual "garden rooms". The basement is a "walk-in" utility room and ideal as a garden kitchen, perfect for the BBQ season. To the side of the gated drive lie a double garage and a workshop. This property truly "has it all".



bedroom 1 & en-suite



bedroom 2 & en-suite





bedroom 3





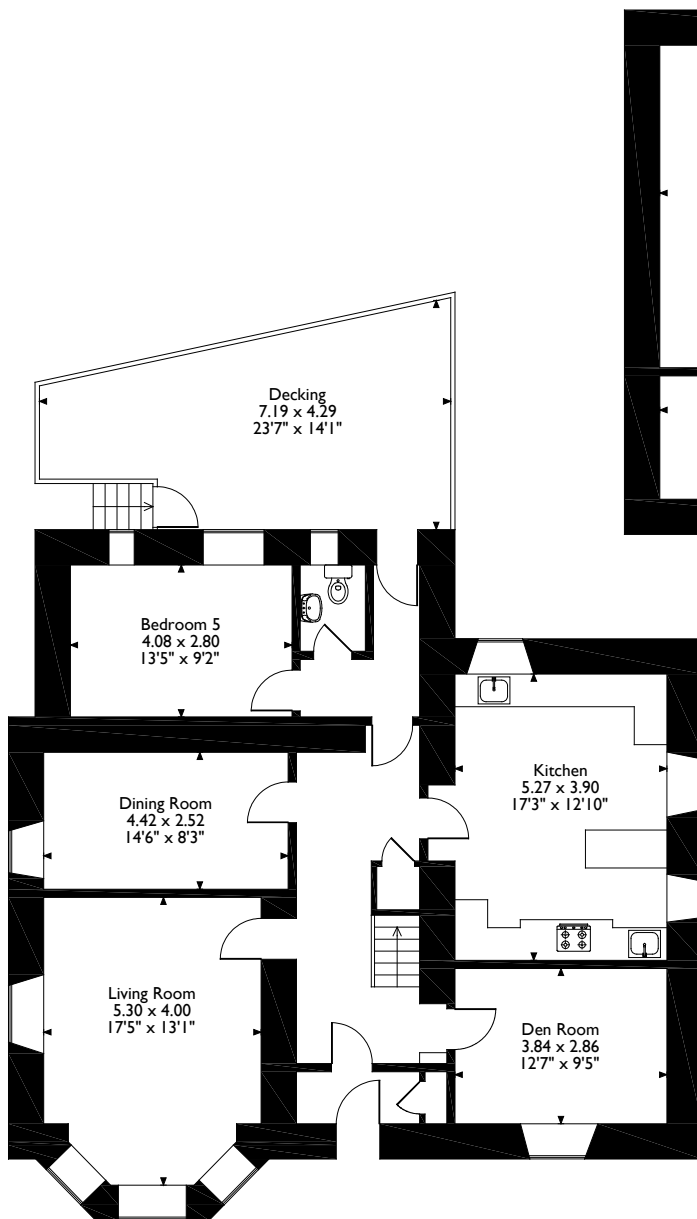
bedrooms 4&5



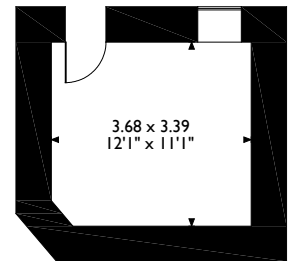
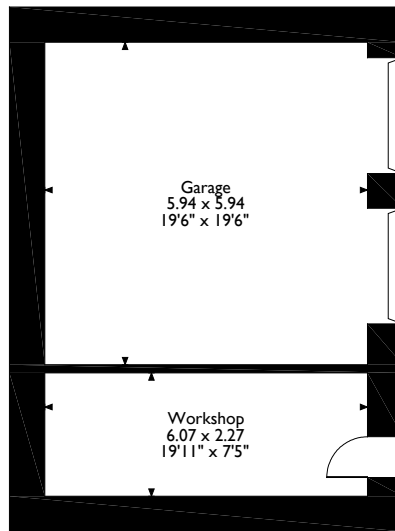


bathroom

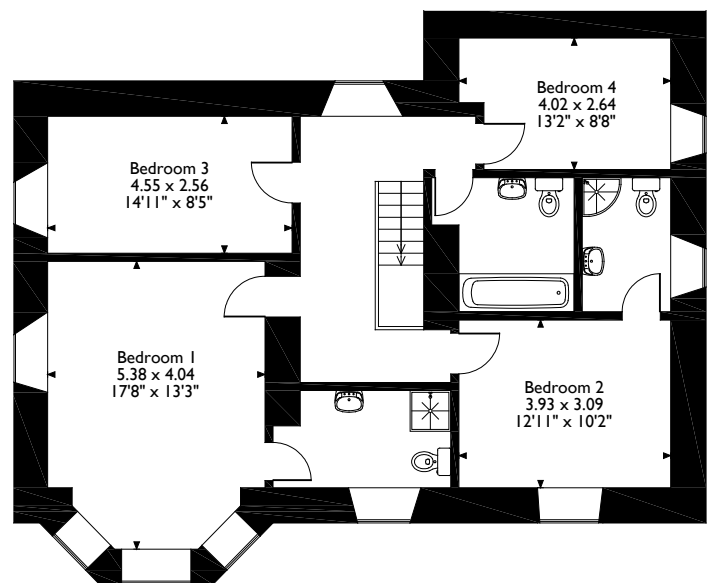




Ground Floor



Cellar

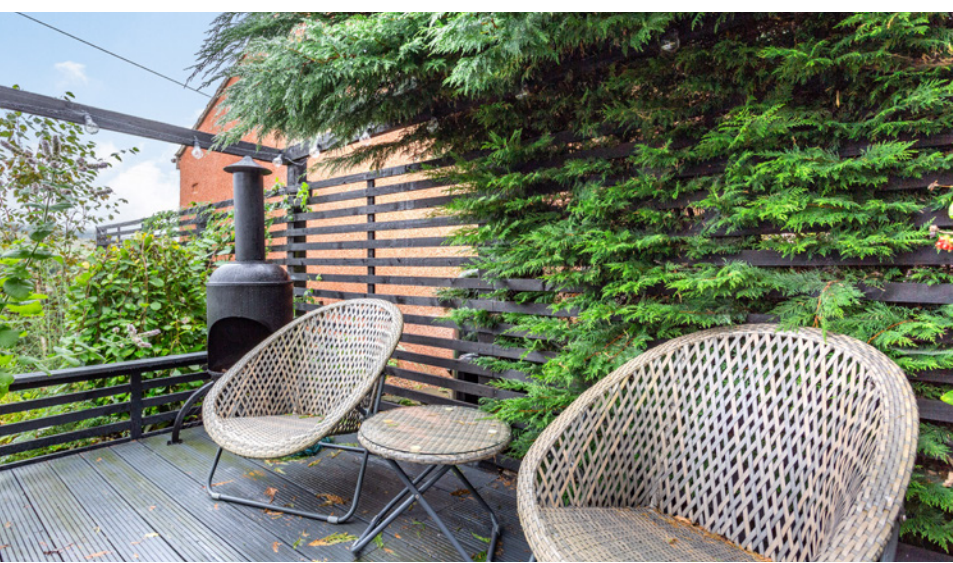


First Floor

Gross internal floor area (m²): 192m²

EPC Rating: C

the exterior





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 centrepiece is the Wellmeadow, a grassy area in the middle of town that hosts regular markets and outdoor entertainment. Other parks include Rattray's Davie Park, Blairgowrie's JJ Coupar Sports Ground and Lochy Park. Live Active Blairgowrie is a council-funded recreation centre in Beeches Road. This excellent facility provides training and sports facilities and a swimming pool. The city of Perth lies some 22 miles to the south, offering a good range of shopping, a modern concert hall, cinema, theatre, swimming pool and railway station linking into the national rail network. Dundee, with its regular air service to London City, is about 17 miles to the south and offers more extensive facilities, including two universities, the Olympia Swimming Pool and two shopping centres. There are four golf courses close by, with two lying on the edge of Alyth and the championship course of Rosemount some 8 miles away. 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 Scottish wildlife.

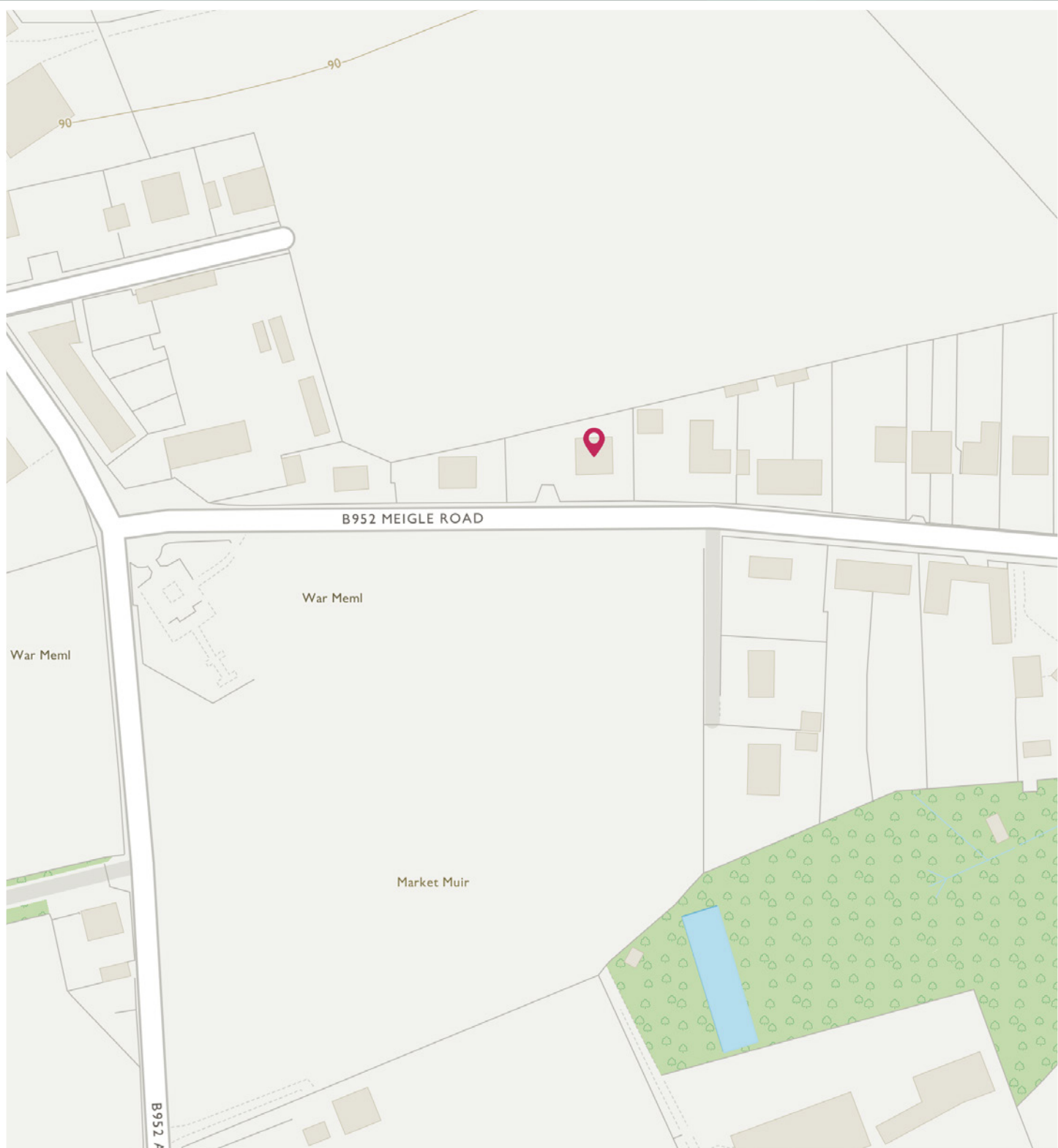


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McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
JAYNE SMITH
Corporate Account Manager



Layout graphics and design
ALAN SUTHERLAND
Designer

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