




McEwan Fraser Legal

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Clunie House, 89 High Street

STRATHMIGLO, KY14 7PR

Strathmiglo

Strathmiglo is a charming village nestling in the broad glen to the north of the Lomond Hills. The countryside around the village is beautiful, with extensive walks in the surrounding hills, and Loch Leven Nature Reserve giving wonderful opportunities for both wildlife watching and fishing.

It is well served by public transport and within easy commuting distance of Edinburgh, Dundee, Perth, and St Andrews, and also the park and ride for Edinburgh airport. Strathmiglo has a highly regarded primary school close to the property, and several local shops including a general store with a Post Office. The village parks are lovely and dog friendly, and there is also a good local pub which is a popular eatery too.



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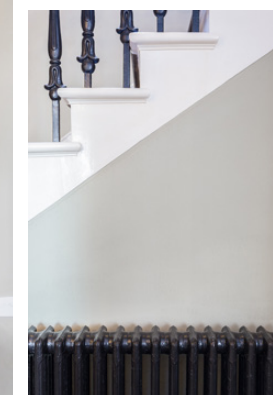
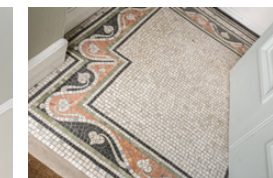
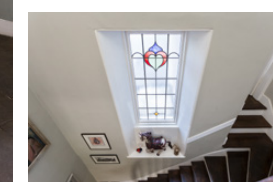
Viewing is highly recommended to appreciate this impressive, beautiful and flexible family home which offers generous accommodation throughout.

With five bedrooms, three large reception rooms plus an office/studio and sunroom, the property has the flexibility to be used in a variety of ways depending on the new owners' needs.

Retaining many original features unique to late Georgian, early Victorian properties, Clunie House also boasts a quarter acre walled garden stocked with specimen plants, fruit trees, well laid out borders, vegetable garden and cosy nooks just right for entertaining, sunbathing and accommodation of children's play requirements. It can also be accessed via double gates in the high rear garden wall which backs onto a pleasant path leading to the community woodland and local primary school.

There is a stone-built, slate-roofed double garage opposite the house which has walled garden ground and three private parking spaces to the fore. This part of the property may appeal as a development project subject to the necessary consents being obtained.

The house is accessed by means of a vestibule with mosaic floor and ornate glass fronted second door which leads into an impressive hallway with original flagstones and beautiful curved staircase leading to the upper floor.





The ground floor comprises of living room and dining room/bedroom 6 (both of which retain original cornicing, lovely original shutters with deep panelled window recesses and open fire or stove heating), a large and welcoming family size dining kitchen with AGA and stone tiled floor, spacious shower room, utility room, studio with French doors and Velux skylights, and sunroom.

Halfway up the stairs, which are lit by an attractive stained glass panel, sits bedroom 5 which is currently used as a generous office space overlooking the garden.

The upper floor then opens onto four further bedrooms, which all retain period charms including working shutters, window seats, and impressive cornicing, and a family bathroom which looks out onto the garden below. The master bedroom is particularly impressive and most rooms have been sympathetically decorated in 'heritage' colours and papers that are in keeping with the house's history, whilst retaining a modern edge.

This bright and spacious property also benefits from gas central heating, original large sash and case windows and generous storage.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 212m² | EPC Rating: D

Extras (Included in the sale): Floor coverings, blinds and window dressings.

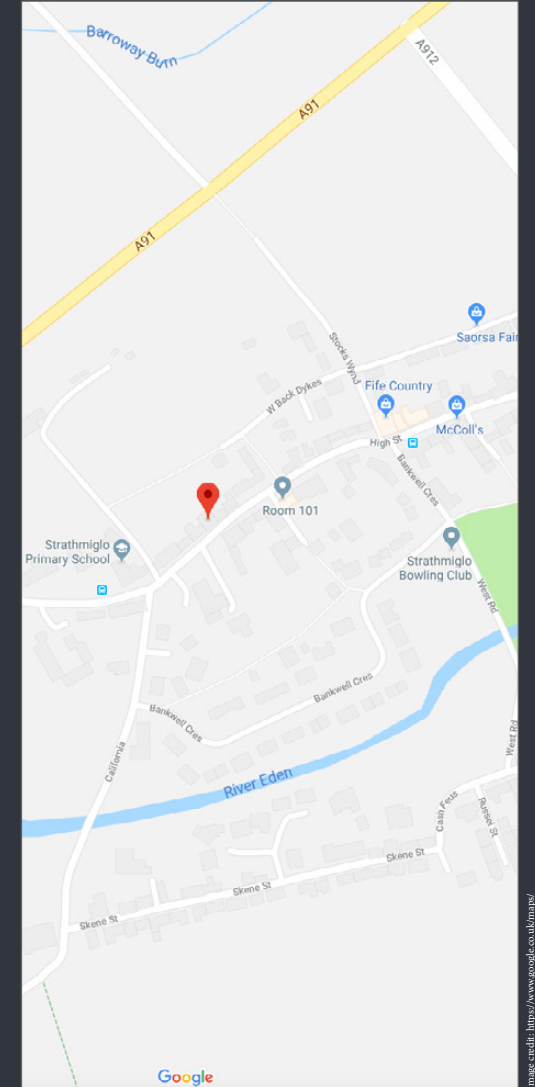


Image credit: <https://www.google.co.uk/maps/>



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