




McEwan Fraser Legal
Solicitors & Estate Agents
01738 500 655

Auchenstroy
KIRKMICHAEL, BLAIRGOWRIE, PERTSHIRE, PH10 7LT

THE LOCATION

Kirkmichael is a picturesque village set in the hills between Pitlochry and Blairgowrie with easy access to Spittal of Glenshee ski slopes and Balmoral. The village has a vibrant local community boasting an award-winning, community-owned village shop, Post Office and café, a primary school and a village hall. For the traveller and local alike, there are three hotels in Kirkmichael which have local bars and restaurants. The village also plays host to the Strathardle Highland Gathering in August each year. Blairgowrie, 14 miles away, offers most other local amenities including a selection of independent shops and restaurants, medical centres and a secondary school with buses from Kirkmichael. Pitlochry, a 20-minute scenic drive through the remote beauty of Moulin Moor with sheep free to roam, also offers a range of amenities including theatre.

For a further selection of services and cultural opportunities, visit the city of Perth. The A9 at Pitlochry, links south to Perth and Edinburgh, west to Stirling and Glasgow and north to Inverness. There is a railway station at Pitlochry with direct links to London and Inverness. Dundee Airport has flights to London City, Birmingham and Belfast and Edinburgh airport has a wide range of domestic and international flights.

The area is renowned for country pursuits such as hill walking, skiing, rambling, cycling, shooting and fishing. There are several golf courses in the area including the championship Rosemount course at Blairgowrie. Blairgowrie is a starting point for the Catearan walking trail which passes through Kirkmichael.



THE PROPERTY

Auchenstroy is an immaculately presented modern, detached five-bed villa that forms part of a desirable location within the Kirkmichael area.

This immaculate family home is nestled within gentle rolling hills and provides an abundant of natural light. Crisp, clean spaces, ripe with opportunity to make your own, with all the room for a busy family.

Auchenstroy offers accommodation over two floors and has all the attributes you would expect within a modern property. There are bright, spacious and airy rooms throughout with fresh light décor in a neutral palette. A glance at the floor plan will help to illustrate the room layouts however only viewing will confirm the superb luxury feel and what the property really has to offer.



On arrival the semi-glazed oak doors open to the reception hall where you will find exceptional design and an inspired layout, ideally designed to be a further public room with "cathedral ceiling" and a galleried landing above. There is potential to have a fireplace, sofas or even a grand piano if you so desire, either way, this space sets the tone for the rest of the home. From here access is given to the office / study, the guest toilet with W.C and wash hand basin, the lounge and dining kitchen.

The accommodation on the ground floor is clearly defined yet retains an open plan feel with an enormous sense of space and light whilst allowing individual areas for dining or relaxing.

The Kitchen is fitted with cabinetry on both floor and wall level. All built-in appliances including built-in oven, microwave, range cooker, dishwasher, coffee maker and extractor provide a fresh modern streamlined look with a large island breakfasting island offers a range of dining options and this zone is certain to become the very heart of the home where bi-fold glass doors open to extend the "living space" onto the deck. From the kitchen area, a door leads to the back hall with a utility room, essential for country living, a shower room and a staircase to an independent upper room perfect as either a family room or a guest bedroom. Of further interest, a door from the kitchen opens to the double garage, a space ripe for conversion subject to necessary consents, to create even further living space if required.

There is still more than enough land to build a detached garage if required, again subject to planning consents. The lower level benefits from under floor heating fired by a biomass boiler removing the need for radiators to clutter the clean lines.





BEDROOMS & BATHROOMS



On the upper level are five bedrooms. The master bedroom offers a luxurious large en-suite with a 'double; bath, vanity sink and walk-in shower cubicle with a feature rainfall showerhead. The master room also includes a walk-in dressing room and adequate space for sofas and soft furnishings in front of Juliette style French doors. Bedroom two also benefits from an en-suite shower room with the third bedroom having "jack and Jill" access to the family bathroom. There are two further bedrooms on this level.

The house has been placed to allow views of the surrounding hills to be captivated at all angles of the internal living area and is presented to an exacting specification with high-quality finishes throughout yet there is still room for personal touches.

This property could not be better located to take full advantage of all that this enviable location has to offer viewing is essential.

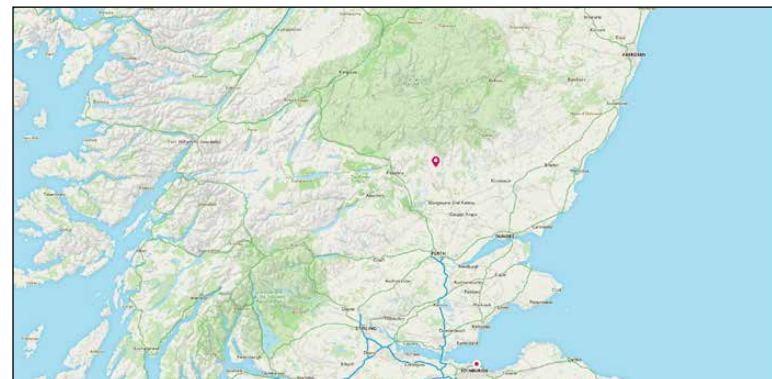


Approximate Dimensions
(Taken from the widest point)

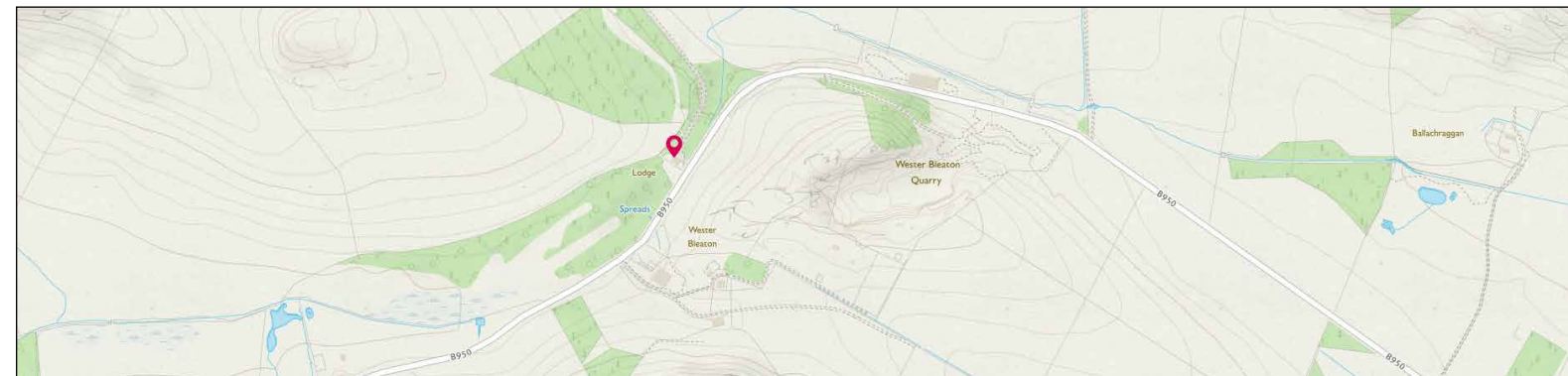
Lounge	8.30m (27'3") x 7.30m (23'11")
Kitchen/Diner	8.50m (27'11") x 6.10m (20')
Family Room	8.50m (27'11") x 4.00m (13'1")
Master Bedroom	8.30m (27'3") x 3.80m (12'6")
En-suite Bathroom	3.40m (11'2") x 2.90m (9'6")
Walk in Wardrobe	3.52m (11'7") x 2.50m (8'2")
Bedroom 2	4.20m (13'9") x 3.87m (12'8")
En-suite Shower Room	2.60m (8'6") x 2.60m (8'6")
Bedroom 3	5.40m (17'9") x 3.40m (11'2")
En-suite Bathroom	4.50m (14'9") x 2.90m (9'6")
Bedroom 4	4.70m (15'5") x 3.90m (12'10")
Bedroom 5	3.70m (12'2") x 2.90m (9'6")
Office	4.20m (13'9") x 3.50m (11'6")
Utility	2.90m (9'6") x 2.40m (7'10")
Shower Room	2.70m (8'10") x 1.10m (3'7")
WC	2.23m (7'4") x 1.80m (5'11")
Garage	6.60m (21'8") x 5.80m (19')

Gross internal floor area (m²): 406m²

EPC Rating: D



PROPERTY SPECIFICATIONS





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01738 500 655
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer : The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
JAYNE SMITH
 Surveyor



Professional photography
GRANT LAWRENCE
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer