

DRUMMONIE

DALGINROSS • COMRIE • CRIEFF







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CRIEFF 7 MILES, PERTH 26 MILES, GLASGOW 49 MILES, EDINBURGH 60 MILES

Attractive Edwardian country house in popular Highland village

Entrance hall, cloakroom, dining room, sitting room, drawing room

Kitchen / family room, study, stores, basement

6 bedrooms with 5 bath or shower rooms.

Range of outbuildings. Double garage

Beautiful garden with formal areas, lawns and trees

EPC Rating E

About 1.24 acres

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DIRECTIONS

From Perth take the A85 west through Crieff to Comrie. In Comrie turn left onto the B827 signposted to Braco, cross the bridge over the River Earn and continue south on Dalingross. Drummonie is on the left, just after the junction with Gowanlea Road.

From Stirling, Comrie can be reached by taking the A9 towards Auchterarder and then the A822 through Braco. Take the left hand turning onto the B827 (a spectacular road known as the Langside) which leads over the hills to Comrie. As you enter Comrie the road turns sharp left into Dalginross. Drummonie is the third house on the right hand side.

SITUATION

Drummonie has an attractive setting in its own large garden in a sought after part of Comrie.

Comrie is a pretty village with a variety of shops along its main street and an active community life. It has a cricket club and a scenic nine-hole golf course. There is salmon fishing on the River Earn which flows through the village. The village is also well known for its 'Comrie Fortnight' of community activities in early August and for its Flambeau New Year celebrations.

The nearby town of Crieff has a wide range of shops including two supermarkets, while Perth provides more extensive shopping. Crieff has two private schools - Ardreck Preparatory School and Morrison's Academy. Dollar Academy, Strathallan, Glenalmond and Kilgraston all lie within 30 miles.

There are leisure facilities at Crieff Hydro including a gym, golf course and horse riding. Gleneagles Hotel which hosted the 2014 Ryder Cup is 10 miles to the south and has extensive sports and leisure facilities including a riding school and its famous golf courses. There is National Hunt racing at Scone and polo at Errol Park, both just beyond Perth. The Trossachs and Loch Lomond are also within easy reach. There are water sports at Loch Earn which is only 5 miles away and there are opportunities for many other outdoor activities including climbing, hill walking, fishing, shooting and stalking.

Comrie is within easy reach of the motorway network at Perth or Dunblane with quick access to Edinburgh and Glasgow. The nearest train stations are at Gleneagles and Dunblane. Edinburgh and Glasgow airports are both within comfortable driving distance.

DESCRIPTION

Drummonie was built in 1912 and is a fine example of late Edwardian architecture. It was commissioned by a Glasgow merchant named Daniel Shields for his retirement.

The Edwardian period is considered by many to be the heyday of British house building in terms of quality of design and materials. The house has a lovely exterior, being white harled under steep pitched slate roofs with stone around the doors and windows and decorative woodwork to the dormers. The windows are typical of the period with astragals to the upper half and plain glass below.

The house has been fully modernised and is in good decorative condition. It offers ideal accommodation for modern day occupation with a very practical layout. The central hall and galleried landing are in the heart of the house. The reception rooms are to the south with the kitchen / family room having French doors opening onto a terrace outside. A study links the kitchen to the hall.

Upstairs there are six bedrooms served by five bathrooms. Four are en suite with bedrooms 5 and 6 sharing the last shower room. The accommodation comprises:

GROUND FLOOR

Pillared outer porch. Storm door and glazed inner door to entrance hall with cloakroom off with WC and wash basin.

Central hall with stairs to first floor and fireplace with brick surround and arched recess. Dining room with period fireplace. Sitting room with wood panelled fireplace surround and display cupboard. South facing drawing room with fireplace, display cupboards and French doors to garden. Study with corner fireplace and display cupboard.

Inner hall with laundry and deep coat cupboard. Stairs down to cellar with Potterton King fisher boiler.

Kitchen / family room with roof lights and glazed double doors. Two deep cupboards and back stairs to first floor. Open plan to kitchen with wooden topped units, two oven Aga, Miele microwave, oven and gas hob, integral dishwasher and sink, circular breakfast bar. Back hall with store room off.









**Drummonie,
Dalginross,
Comrie,
Crieff,
Perth and Kinross, PH6 2HE**

Gross internal area (approx)

468.87 sq.m (5047 sq.ft)

(Including Boiler Room)

Out Building

Gross internal area (approx)

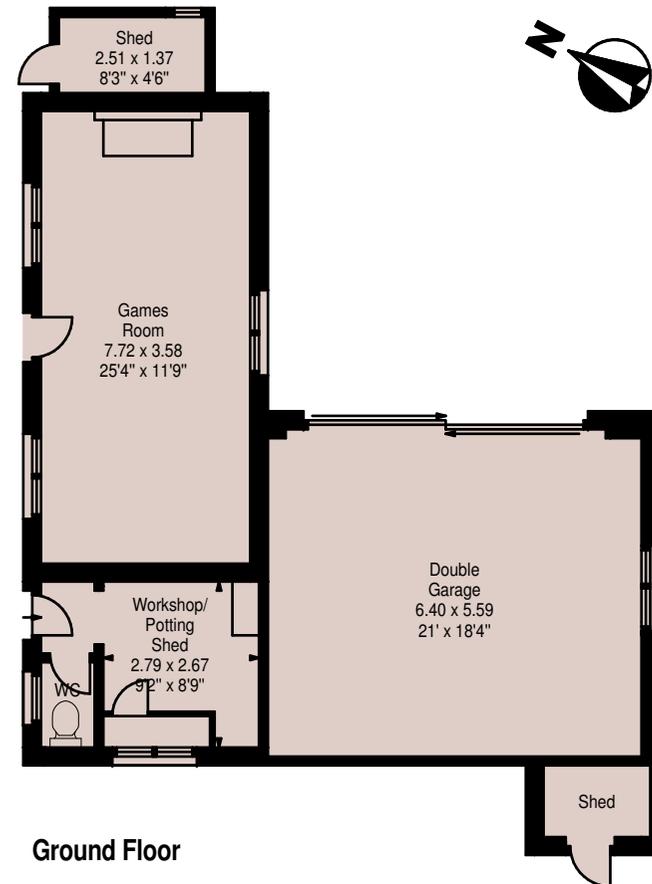
82.50 sq.m (888 sq.ft)

For Identification Only. Not To Scale.

Ground Floor



First Floor



Ground Floor



FIRST FLOOR

Galleried landing with roof light above. Mezzanine hall with back stairs down to kitchen. Bedroom 1 and bathroom with bath, WC and wash basin.

Main landing arranged in U shape. Bedroom 2 with shower room with shower compartment, WC and wash basin, display cabinet. Bedroom 3 with wardrobe outside and bathroom with bath, shower compartment, WC and wash basin, display cabinet.

Master bedroom suite with dressing area with wardrobes and bathroom with free-standing bath, WC, wash basin and shower compartment.

Bedroom 5 and Bedroom 6 and shower room with shower, wash basin, WC and shower.

OUTBUILDINGS

Beside the house is a range of outbuildings built of brick under a slate roof with a clock above. These comprise a potting shed and gardener's WC and a large games room with store.

Double garage with sliding door, power and water. Concrete pad in front.

GARDENS AND GROUNDS

Garden extending to 1.24 acres with fine mature trees around perimeter. Stone pillars and electric metal gates. Large gravel sweep to west of house. Lawns and path to foot gate onto Dalginross.

Formal garden to south. Central urn and privet hedges. Paved terrace outside kitchen to west.

Tarmac drive to back gates onto Gowanlea Road.

GENERAL REMARKS

Services

Mains electricity, water gas and drainage. Central heating from Potterton King fisher gas fired boiler. Hot water from separate Andrews gas boiler.

Tree Preservation Orders (TPO)

There are TPOs on some of the trees in the garden.

Local Authority

Drummonie is in Perth Council Tax Band H.

Fixtures and Fittings

The light fittings in the dining room and master bedroom are excluded. The curtains are available in addition. The unit in the hall by the utility is free standing and is excluded.

Servitude rights, burdens and wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Offers

Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Deposit

A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.



Viewing

Strictly by appointment with Savills - 0131 247 3738.

Important Notice

Savills, their clients and any joint agents give notice that:

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Photographs taken in June 2018. Brochure prepared April 2019.
19/04 ER

