TREE TOPS BARNHILL · PERTH · PH2 7AT



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TREE TOPSBARNHILL • PERTH • PH2 7AT

A striking family home with a breath-taking view over Perth

Perth city centre 1 mile, Dundee 19 miles, Stirling 36 miles, Edinburgh 44 miles (all distances are approximate)

6 bedrooms, 4 reception rooms including gym and conservatory Panoramic views and beautiful garden Range of outbuildings including double garage Walking distance of the city centre

About 2 acres of garden About 10 acres of woodland (available separately) EPC Rating E

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VIEWING

Strictly by appointment with Savills – 01738 477525.

DIRECTIONS

From the centre of Perth cross over the River Tay by Queen's Bridge and at the traffic lights, bear right. Take the third road on the left which is Fairmont Road. Follow this road round to the right where it becomes Fairmount Terrace. After 250m turn left up the private road to Barnhill Estate. Follow the road around to the left at the first bend and then to the right around the next bend. Tree Tops is then clearly visible on the right hand side. The driveway leads to a parking area beside the house.

SITUATION

Tree Tops is situated in a highly sought after residential area. It is one of four houses at the top of the road up to Barnhill Estate and being set in a large garden, it is very private. The house is within walking distance of the city centre shops and has direct access to Kinnoull Hill which is renowned for excellent walks and cycle tracks. Tree Tops has an elevated and uncompromised setting with one of the very best views in Perth.

Perth is a vibrant city with a comprehensive range of shops, professional services, bars and restaurants as well as art galleries, a theatre, a concert hall and a cinema. There is National Hunt racing at Scone Palace, which also hosts the Game Conservancy's Scottish Fair. A choice of local golf courses includes the North Inch Golf Course, Craigie Hill and Murrayshall. Other leisure facilities include a swimming pool, ice rink and two sports centres. Perth is often referred to as a gateway to the highlands and the view from Tree Tops illustrates this well with the Perthshire hills very much in view. For those who enjoy outdoor pursuits, the rivers, hills











and lochs of the highlands are ideal for various activities including hill walking, climbing, sailing, rafting and skiing. Fishing, shooting and stalking are also readily available from local estates.

In terms of schooling, Kinnoull Primary School is less than a mile away and there is a choice of secondary schooling in the city. Excellent local private schools include Craigclowan, Kilgraston, Strathallan and The High School of Dundee.

Transport links are excellent and with Tree Tops situated on the outskirts of Perth, this allows for all the major road networks to be accessed without having to traverse the city itself. There is a direct link via the M90 to Edinburgh, the A9(T) to Stirling and thereafter the M9/M80 to Glasgow, the A9(T) north to Inverness and the A90(T) dual carriageway east to Dundee. Edinburgh Airport is about 40 miles away and there are direct flights from Dundee Airport (about 19 miles) to Stansted Airport.

DESCRIPTION

Constructed in 1974 and with later extensions, Tree Tops is an impressive property situated on the hillside in the Barnhill area of Perth. The house has been designed to make the very best of its extraordinary views which extend over the top of Perth to the distant hills. Tree Tops is something of a hidden gem and being at the end of a no-through road it is peaceful and private despite being only a mile from the city centre.

ACCOMMODATION

Large timber double doors fold back to reveal a welcoming entrance into a vestibule and then the reception hall at Tree Tops. The house is characterised by its multiple picture windows which fill the house with light and make the very best of the view. The sitting room has a wall of sliding glass doors which open to a balcony with a barbeque area and space for outdoor furniture.









The balcony faces south west and is a suntrap on sunny days. The sitting room also has extensive built in shelving and a wood burning stove. It is a large room and ideal for entertaining. Next door, the dining room is open to the kitchen and is perfect for family life and entertaining. The kitchen is fitted with cream units and a central island with granite worktops. A peninsula which is shelved on one side forms a natural divide between the kitchen and dining area and both rooms are characterised once again by large picture windows. The dining room connects to the conservatory which is glass on all sides and has a spiral staircase leading to the lower ground floor.

From the entrance hall there is also access to the master bedroom suite, two further bedrooms (currently used as offices), a utility room, a bathroom and a cloakroom with WC. The master bedroom, also with lovely views, has a Juliet balcony and space for comfortable seating. The dressing room has built in drawers and wall to wall wardrobes and opens to the bathroom which has a large walk in shower, a bath and double wash basins. The utility room is fitted with base and wall units, has access to a large partially floored loft and an external back door. A beautiful French oak floor, with bespoke lighting in the hall, flows through all the rooms on the ground floor with the exception of the utility room.

A spiral staircase from the upper conservatory leads to the lower floor of the conservatory where there is a gym with arguably the best view in Perth. Beyond the gym is a corridor with three further bedrooms including a double bedroom with en suite shower room and access to a pretty south facing terrace in the garden. There is also lots of storage on the lower ground floor with built in cupboards, a large shelved store room and access to further storage beneath the house which includes a garden store and a wine cellar.

Outside

The landscaped garden at Tree Tops is mainly laid out to the front of the house. It includes a series of linked ornamental ponds, herbaceous borders and neatly mown lawn. Steps from the sitting room balcony lead to a paved terrace which is bordered by colourful plants and shrubs. There is also a herb garden, a fabulous display of azaleas and impressive mature trees (including two sequoias). The grounds are a haven for birds and wildlife including red squirrels, deer, foxes and hedgehogs.

Outbuildings

Workshop

Greenhouse

Former kennels/log store

Double garage with electric doors

Woodland (available separately)

Rising up behind Tree Tops is about IO acres of mixed woodland (outlined in blue on the sale plan) which is owned by the sellers and is available for purchase separately. Whilst there is a right of way for an off road vehicle to drive to the woodlands, it is an easy walk from the house to the top of the woodland area and with its grassy pathways, open glades and pretty viewpoints it is a wonderful place for exercising dogs, collecting wood and observing wildlife. At the top of the woodland is a gate providing direct access to Kinnoull Hill and its many secluded attractions.

GENERAL REMARKS Services

Mains water, electricity and drainage.

Oil fired central heating

Air conditioning and heating in the conservatory

Local Authority Perth and Kinross Council

Council Tax Band H

Fixtures and Fittings

The fitted curtains and integrated appliances will be included in the sale.

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.

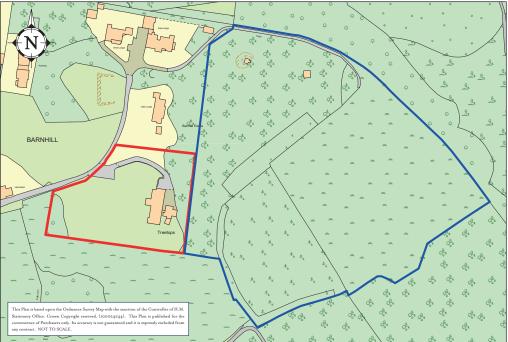
Photographs

Photographs taken in June 2018

Date Code 180618SC













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