



# GREYSTONES

DUNIRA • COMRIE • PERTHSHIRE • PH6 2JZ

savills



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*A characterful semi-detached house in  
a private woodland setting*

*Comrie 3.5 miles, Crieff 10 miles, Perth 28 miles, Glasgow 53 miles, Edinburgh 63 miles  
(all distances are approximate)*



Hall, living room, sitting room, study, kitchen, utility room

Master bedroom suite with dressing room and shower room

Three further double bedrooms and a shower room

Double carport and log store

Summer houses, garden sheds and coal store

Woodland garden and terrace

**EPC Rating = D**

## Savills Perth

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The Savills logo, featuring the word "savills" in a lowercase, sans-serif font, with the 's' and 'a' in red and the remaining letters in black.



## SITUATION

Greystones is situated at Dunira, a rural hamlet between the villages of Comrie and St Fillans. Comrie (3.5 miles), which is located on the River Earn, is a picturesque village with an active community life. Comrie caters for all basic requirements, while Crieff (10 miles) has a wider range of shops and services including a supermarket, cottage hospital, schooling and restaurants as well as the Crieff Hydro which offers an impressive range of facilities and outdoor activities. Perth is only 28 miles from Greystones and has a more comprehensive selection of shops and professional services as well as a concert hall, cinema, theatre, museum and art gallery.

Greystones is ideally placed for those who enjoy the outdoors. Ben Vorlich and Loch Earn are only three miles away and the A85 is one of the main routes to Argyll and the western isles. The Loch Lomond and the Trossachs National Park is to the southwest. There are water sports at Loch Earn and opportunities for many other outdoor activities including climbing, hill walking, fishing, shooting and stalking.

Dunira is within easy reach of the A9 at Perth or Dunblane which provides easy access to Edinburgh and Glasgow. The nearest train stations are at Gleneagles, Dunblane and Perth. Edinburgh and Glasgow airports are both within comfortable driving distance.

All distances and travel times are approximate.



## DESCRIPTION

Greystones was built in 1921 as accommodation for staff in service at the old Dunira House. In those days Greystones was the butler's home with the laundry behind. Unsurprisingly the house has lots of fascinating and quirky features. Cosy traditional characteristics set the tone for the front of the house, while a clever conversion of the former laundry has resulted in an impressive open plan living/dining room with equally impressive master bedroom suite above.

The front door of the house leads into a neat hall from where there is access to a sitting room with a three-bay window and a multi-fuel stove. Opposite the sitting room is the kitchen. With its timber cupboards, terracotta tiled flooring and French ceramic tiles and sink, it is full of character. There is also space for a dining table overlooking the front garden. Off the kitchen is a utility room with a blue wood fuelled Esse range and the back door.

Doors from both the kitchen and the hall lead into the impressive living room. This room has a proliferation of windows on its north and west sides as well as a French window opening onto the terrace. The focal point of this room is the multi-fuel stove which is set beneath a large timber mantel. There is lots of space for comfortable seating and for dining but the room is versatile and could be arranged in many other ways depending on a buyer's requirements. Behind the main room is a study with shelving and storage. Stairs from here rise up to the master bedroom suite which is suspended above the living room. With its vaulted ceiling and exposed timberwork it is cosy, yet bright, with light streaming in through roof lights and a large window on the gable end. The master bedroom suite also has a bathroom and landing/dressing room. A second staircase rising from the hall leads up to three further double bedrooms and a shower room.







## Outside

Greystones is approached by a short private driveway which winds through rhododendrons to a parking area beside the house. The garden is a haven for wildlife and has some stunning species of rhododendrons. There is a sheltered south facing front garden and the remainder of the grounds lie to the south and east. Paths meander through the woodland, grassy areas and beside a pretty burn. There is a sheltered terrace beside the house which is a lovely spot to sit out in the summer.

## Outbuildings

Double car port and log store  
Large new summer house  
Small timber summer house  
Two timber garden sheds  
Large coal bunker

## DIRECTIONS

From Perth follow the A85 through Crieff and Comrie. After leaving Comrie, follow the road for about 2.5 miles before turning left up a single track road signposted to Dunira. After about 500m at a small cross roads bear right and after about 700m the entrance to Greystones driveway is on the left hand side.

## GENERAL REMARKS

### Viewings

Strictly by appointment with Savills – 01738 477525.

### Services

Mains water, electricity and private drainage. Oil fired central heating.

### Local Authority & tax band

Perth and Kinross Council tax band E

## Fixtures & Fittings

The fitted carpets, curtains, light fittings and the furniture in the master bedroom are all included in the sale. With the exception of certain lamps, the furniture at Greystones is available for purchase by separate negotiation.

## Photos Taken and brochure produced

April and May 2019

## 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.

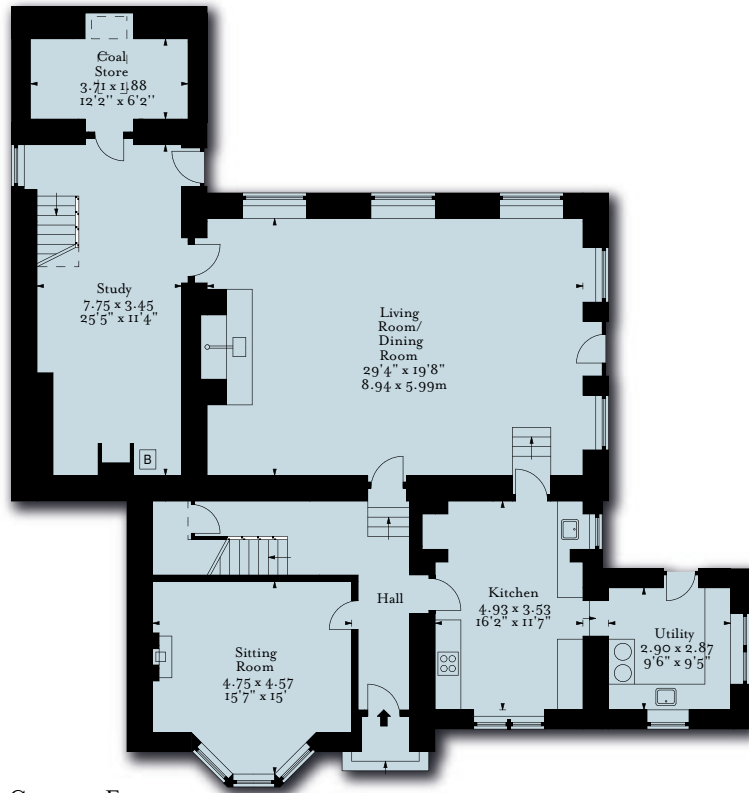




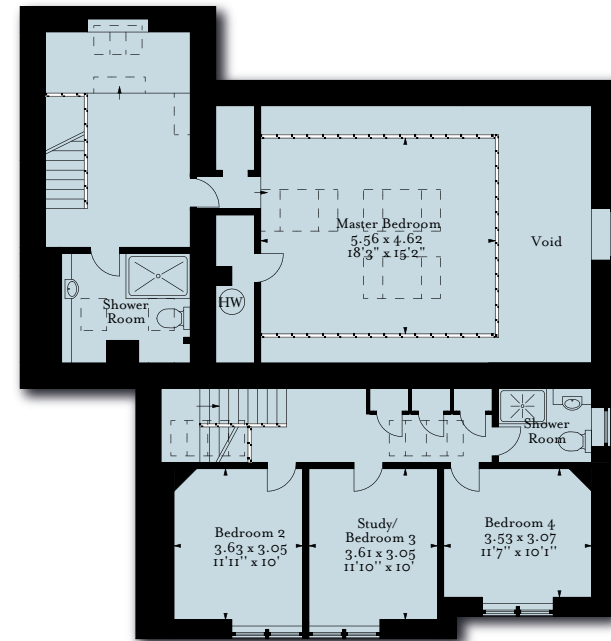


Approximate Gross Internal Floor Area:  
287.43m<sup>2</sup> (3094sqft)

For Identification Only. Not To Scale.



GROUND FLOOR



FIRST FLOOR



## IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 19/05/08 [CA]