



BURN DEN | ST MARTINS, PERTH PH2 6AQ



This superb 6 bedroom, 3 public room family home has an idyllic semi-rural location some 5 miles from Perth. Set in beautifully landscaped gardens of around 0.9 acres or thereby, it enjoys lovely views over St Martins burn and open countryside beyond. The house was built 16 years ago by an NHBC builder using local stone and blends traditional features with modern design and comfort. It has versatile accommodation, plenty of parking, a detached stone garage and an additional wooden garage.

The accommodation comprises hall, lounge, conservatory, study/bedroom 6, dining room/ bedroom 5, open plan kitchen, family room with dining area, master bedroom with en-suite bathroom, 3 further double bedrooms and a family bathroom.

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The attractive kitchen area fitted with a wealth of base and wall units.



The dining area provides plenty of space for table and chairs.



Situated in the historic Perthshire parish of St Martins it is around 10 minutes drive (5 miles) from the centre of Perth. The area is steeped in history with Scone palace, the ancient coronation site of the Kings of Scotland, only a few miles away. Old maps from the 1800's show the site of MacBeths castle as being on land close to the house. Positioned on what was the site of the old estate water-powered sawmill the house was newly built some 16 years ago using the original stone from the mill, particularly in the front elevation. It was specifically designed to sympathetically blend into the surrounding grounds and countryside. Being relatively new it has the advantage of the perfect blend of old stone character and modern insulation.

The secluded gardens are extensive and beautifully landscaped with sweeping lawns leading down to the St Martins burn which runs through the grounds. The Burn is spanned by a private bridge which provide access to the extensive grounds sloping to the north of the house. These extend well beyond the main garden offering lovely walks and views as far as Schiehallion over 30 miles away.



The upstairs study area offers plenty of space for desk and furniture.



The spacious master bedroom



Top: The en-suite within the master bedroom.  
Middle: The family bathroom.  
Bottom: An alternative view of the family bathroom.



One of the additional spacious double bedrooms.



Top: Bedroom 4.  
Middle: Downstairs study/bedroom 6.  
Bottom: An additional example of the superb view from the conservatory.



#### LOCATION

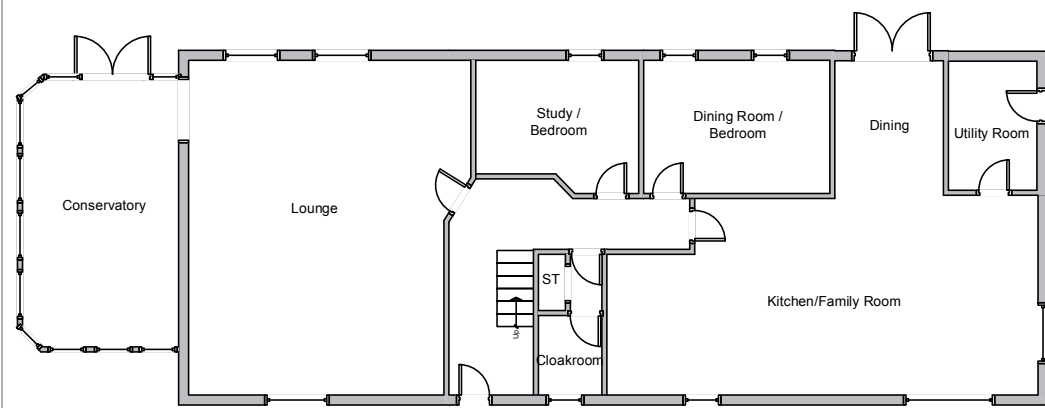
The nearby villages of Guildtown (1 mile) and Balbeggie (1.8 miles) have garages, a shop and local pub/restaurants. Four miles away, Scone offers traditional shopping.

Both Guildtown and Balbeggie have primary schools. There is a local authority taxi service to Guildtown School and Secondary School pupils (Perth Academy catchment) are picked up by bus at St Martin's cross. Private schooling is available at Craiglowan, Kilgraston, Glenalmond, Strathallan and Dundee High Schools. Both of Scotland's Russell Group Universities are around an hour's drive.

The house benefits considerably from being only a 10 minute drive from Perth, one of the most beautiful cities in the UK, with its wealth of social, cultural, recreational and commercial facilities. The city centre has an excellent range of shops, professional services, restaurants and leisure facilities. It boasts a beautiful Edwardian theatre, state of the art concert hall, museum and art galleries, swimming pool, ice rink and sport centres. The area has over 30 golf courses with Rosemount and Landsdown and the world renowned Glean eagles all within easy reach. First class fishing and water sports are available on the River Tay. Horse racing and festivals are regularly held at Scone Palace with hill walking and shooting available in the nearby glens. The main route to Glenshee for skiing is a mile away.

Perth enjoys excellent road and rail links to Dundee, Edinburgh, Glasgow and Stirling. Edinburgh Airport is within an hours drive (44 miles) and there are services from Dundee to London City Airport.





**Ground floor**

**Reception Hall** The covered entrance opens via a part glazed door to the well proportioned reception hall giving access to the main ground floor rooms and the stairwell to the upper floor.

**Lounge 22'7" x 17'1" (6.85m x 5.2m)**

This is a comfortable room with twin full height stone arched windows looking out over the gardens to the rear of the house. A further single window is to the front. An attractive mantelpiece frames an open fireplace with a marble hearth. An open archway from the lounge leads into the Conservatory.

**Conservatory 19'1" x 9'5" (5.8m x 2.9m)**

A lovely room on the west gable of the house with a superb outlook west along the burn and garden to open countryside beyond. Glazed double doors open into the rear garden.

**Kitchen and family room 25'4" x 14'0" (7.7m x 4.25m)**

This is a well designed open plan area with clearly defined kitchen and family areas. The kitchen is beautifully fitted with high quality base and wall units in cherry wood finish. The integral appliances include ceramic hob, extractor hood, wall mounted double oven. Flooring to the immediate kitchen area is wood laminate. The adjoining family area is an ideal relaxed space for family or friends and has a large full height stone arched window looking out to the front garden.

**Dining area 9'3" x 7'5" (2.9m x 2.3m)**

This is also open plan with the larger kitchen/family area and has glazed double doors to the rear garden

**Utility room 8'5" x 6'9" (2.6m x 2m)**

This is a separate enclosed room to the rear of the overall kitchen area, with a door to the garden. Fitted with base unit, work top and sink, this is plumbed for automatic washing machine and vented for a tumble drier. The room also houses the central heating boiler.

**Study/ bedroom 6'8" x 8'5" (2.6m x 2.55m)**

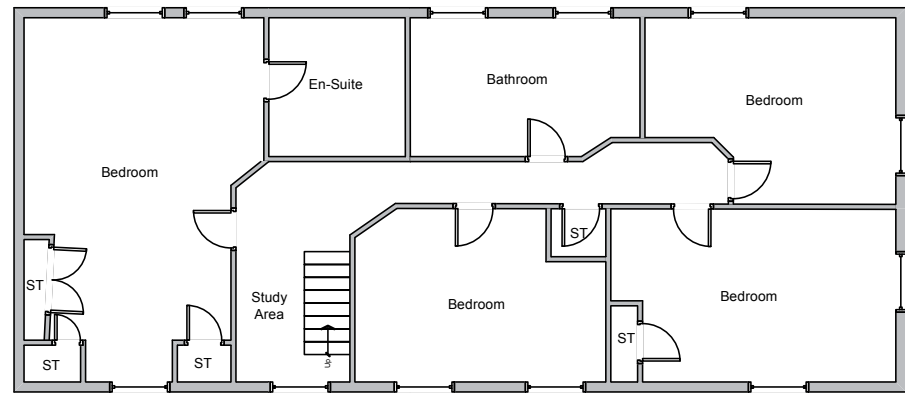
A useful additional room off the hall with window to the rear garden, currently a Study.

**Dining room/ bedroom 5'11" x 8'6" (3.65m x 2.6m)**

A room suitable for a variety of uses including a formal dining room, study or play room. Windows to the rear garden

**Cloakroom**

The door from the hall opens into a small inner hall with double fitted wardrobe with sliding doors and additional space for coats etc. This in turn opens into the cloakroom with WC and hand basin.



**Upper hall/study 10'0" x 6'0" (3.1m x 1.8m)**

The stairwell has a natural wood banister and hand rail and opens onto a spacious landing area and upper hall. The landing has window to the front and is at present used as a study and library area.

**Master bedroom 22'8" x 13'9" (6.9m x 4.2m)**

A large, light very well proportioned room with single window to the front and twin windows to the rear. The dressing area in the room has two fitted wardrobes with moulded panel doors and a further large double fitted wardrobe with sliding mirror frontage doors provide excellent storage space. The room has fine views south over open countryside and north over the garden and burn.

**En-suite (7'8" x 7'6")**

A well appointed en-suite bathroom with luxury tiling to the walls and bath panel. WC, hand basin and bidet.

**Bedroom 2'15'9" x 11'2" (4.8m x 3.4m)**

The rear facing double bedroom at the east gable with gable window and rear facing window. Double fitted wardrobe with sliding mirror fronted doors.

**Bedroom 3'17'9" x 11'2" (5.4m x 3.4m)**

The south facing double bedroom has a gable window and two part window to the south. Double fitted wardrobe with sliding mirror fronted doors.

**Bedroom 4'13'3" x 11'2" (4m x 3.45m)**

South facing double bedroom.

**Bathroom 13'0" x 7'8" (3.95m x 2.35m)**

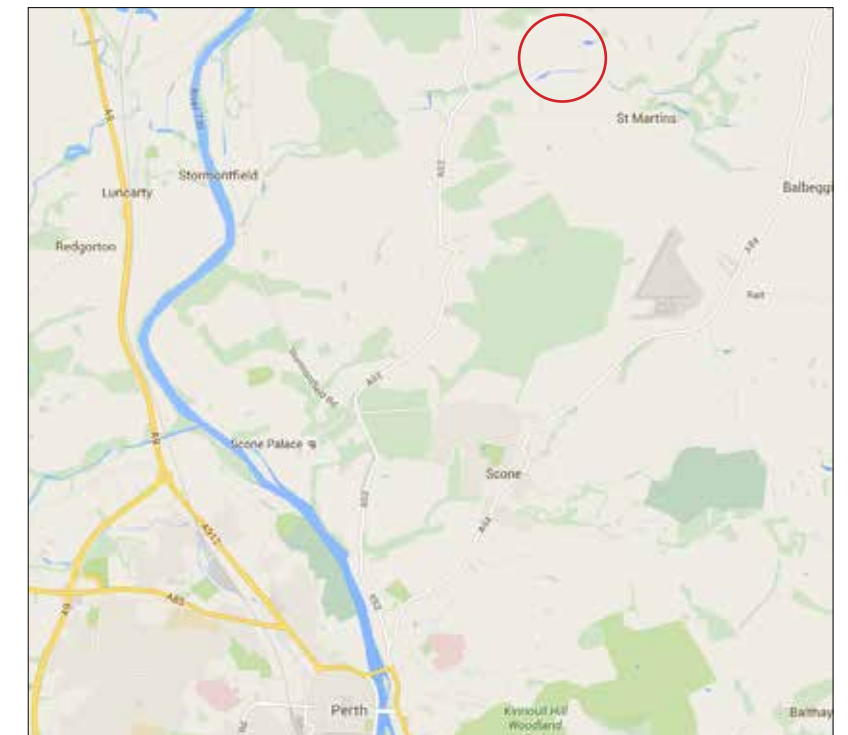
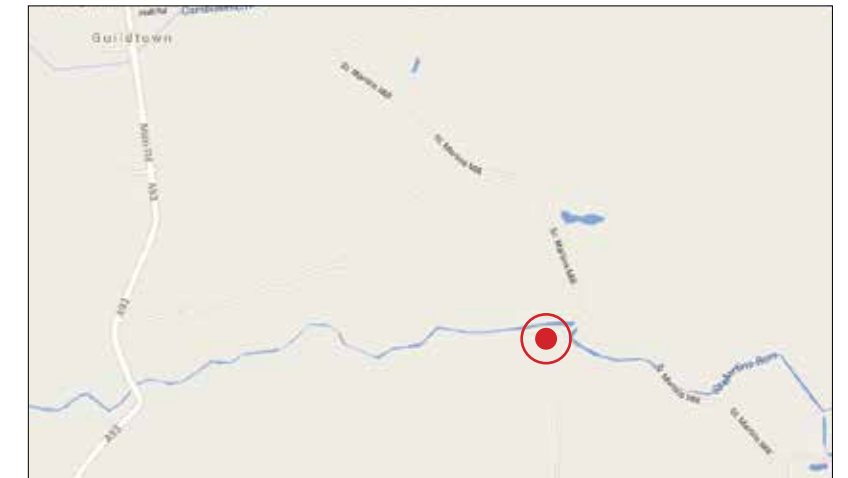
A large family bathroom with bath and separate double shower enclosure with mains plumbed shower unit. WC and hand basin. Two windows.

**The standard of fittings throughout is high and includes:-**

- High quality double glazed windows including several individually designed arched windows to front and rear.
- Moulded natural wood skirtings and facings
- Central heating with thermostats to all radiators
- High quality kitchen, bathroom and en-suite fittings.

**Garden**

Delightful setting extending to around 0.9 of an acre or thereby. There is a detached garage [6m x 5m] finished in stone with a slate pitched roof and roller door. This incorporates an upper floor storage area There is also a separate timber garage with centrally located double doors which is used as a lawn tractor and garden equipment store.



**VIEWING ARRANGEMENTS**

By appointment please through Clyde Property Perth T. 01738 507070 or E. perth@clydeproperty.co.uk we're available till 8pm every day

PROPERTY REFERENCE XF0553

EER RATING Band D



**TRAVEL DIRECTIONS**

Take the A93 out of Perth for 4 miles. Just before Guildtown take the right at the "hidden dip" sign. Go along this road for 1 mile and take a right at the house sign for 'Burn Den'.

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