



St Ninians Road, Alyth  
Offers in the region of £725,000

 REID  
ESTATES



Home Report 800K Approx 1.2 acres

An attractive Victorian House set within a mature walled garden with Coach House and Garage Apartment. Fully modernised and must be viewed!

Drumnacree House:

Vestibule, Reception Hall, Drawing Room, Dining Room, Kitchen, Pantry, Larder, Shower Wet Room, Bedroom/Snug, Office, Wine Cellar, Garden Room on the Ground Floor.

Upper Floor: Master Bedroom En-suite, 4 Further Bedrooms with En suite, Further Bedroom, WC

Coach House:

Vestibule, Reception Hall, Kitchen/Diner, Master Bedroom with En suite and Dressing Room, 2 Bedrooms (1 En suite), Family Bathroom, Office.

Upper Floor: Lounge, Bedroom with En-suite

Apartment:

Open plan Lounge, Kitchen/Dining, Double Bedroom with En suite Bathroom, Balcony.

Drumnacree House is a beautiful home with many original features and lots of character. The house was built in approximately 1873 and has undergone a major programme of refurbishment using good quality materials including timber double glazed sash and case windows, limestone flooring and new bathroom and shower room. It is an ideal home for entertaining or running a Bed and Breakfast and or Holiday Let business. The house is situated in Alyth on the Northern edge of Strathmore, Glenisla and the Angus Glens rise up to the North and the Sidlaw Hills are to the South.

Drumnacree House is in walking to the various shops, cafes, health centre, post office, ironmongers, butchers, bakers, grocery stores. Alyth has a very friendly and active local community. Further afield is Blairgowrie approximately 5 miles, Kirriemuir approximately 9 miles, Dundee approximately 16 miles, Perth approximately 21 miles, Edinburgh approximately 60 miles and Glasgow approximately 80 miles.

There are plenty of activities such as hill walking in the Perthshire Hill or the Angus Glens, Skiing at Glenshee, Fishing on Rivers Isla, Ericht, Tay and Esk. Golfing at Alyth, Glenisla and Strathmore courses or Rosemount in Blairgowrie and Carnoustie and Barry are also easily accessible.

There is a primary school in Alyth and a secondary school in Blairgowrie with private schooling at Craigclowan, Kilgraston, Strathallan, Glenalmond and Dundee High School.



**Front Vestibule 4.97 x 2.28 (16'4" x 7'6")**

Entered by wood and glazed door, six large windows with leaded windows above. Wooden panelled ceiling with centre light, stone feature walls, tiled flooring with inlaid coir mat, wood and glazed door with leaded window above leading into the Reception Hall. The Vestibule has a balcony above and is the only room not double glazed.

**Reception Hall 14.02 x 2.73 (46'0" x 8'11")**

A welcoming and impressive Hall flooded with natural daylight, with doors leading to Drawing Room, Dining Room, Garden Room, Rear Hallway and Back Door. Two original cast iron radiators, 1 panel radiator, 2 central pendant lights, electric sockets, burglar alarm, Stairs leading to upper floor, limestone flooring.

**Drawing Room 11.26 x 7.69 (36'11" x 25'3")**

A magnificent large room with a large bay window with original shutters, double window and French door leading out on to the side garden, original wooden fireplace with ornate shelf and triple mirror above, deep skirting boards, original wood flooring, original cast iron radiator and a panel radiator, cornice, two centre pendant lights, electric sockets, two doors leading out on to Reception Hall. A good room for entertaining.

**Dining Room 11.30 x 6.34 (37'1" x 20'10")**

Large bay window and a large triple window allowing in plenty natural daylight, deep skirting boards, cornice, original cast iron radiator, another two panel radiators, original wood floor and a tiled floor, two centre lights, doors leading to Butlers Pantry, Kitchen and two doors leading out to rear Hallway.

**Butlers Pantry 2.88 x 2.71 (9'5" x 8'11")**

Original fitted wooden wall and base units with drawers, single bowl stainless steel sink with drainer and mixer tap, laminate worktop, cupboard underneath the sink, window facing to the rear of the property, another double door storage cupboard. Original tiling on three walls, pendant light, electric sockets, tiled flooring. A useful room just off the Dining Room.

**Kitchen 5.53 x 4.71 (18'2" x 15'5")**

A contemporary Kitchen with dual aspect windows. Ashley Ann fitted wall and base units are solid painted wood, centre island and drawers in cream, filled plate rack, room for an integrated American style fridge/freezer, Belfast sink with mixer tap, integrated Miele dishwasher, integrated cream Aga with five ovens and four ring gas hob, feature stone walls, granite worktops and stand ups, electric sockets, downlights, centre five candle style chandelier, slate flooring with under floor heating. This contemporary kitchen has the wow factor and would be a delight to cook in. Door leading to Dining Room and rear Hallway.

**Larder 3.76 x 1.84 (12'4" x 6'0")**

A walk in Larder off the Kitchen with many wall and base units and also pull out storage section, room for free standing fridge/freezer, laminate worktops, centre light, slate flooring.

**Rear Hallway 7.35 x 2.77 (24'1" x 9'1")**

A lovely hallway with large overhead feature window, two central pendent lights, downlights, two panel radiators, electric sockets, doors leading to Shower Wet Room, Snug/Bedroom, Kitchen, Dining Room, Office, Wine Cellar and Reception Hall. Limestone flooring.







**Shower Wet Room 2.26 x 1.63 (7'5" x 5'4")**

Three piece suite consisting of close coupled WC, wall hung wash hand basin with mixer tap and display shelf above and mirror, mains shower, fully tiled marble walls, mosaic tiled floor, centre light, chrome ladder effect heated towel rail, opaque window to side of property, Monroe extractor.

**Snug/Bedroom 3.29 x 3.22 (10'10" x 10'7")**

Bright room with window overlooking the rear of the property, also a Velux window, feature bookshelves with cupboard underneath, original cast iron radiator, electric sockets, TV point, original wood flooring. This room could easily be used in different ways.

**Office 3.70 x 2.11 (12'2" x 6'11")**

A useful office with original fitted cabinets and drawers, cupboard housing electric fuses, shelving with cupboard below, window overlooking the rear of the property, panel radiator, centre light, electric sockets, telephone points, solid oak flooring.

**Wine Cellar 2.25 x 0.91 (7'5" x 3'0")**

Stone steps leading down to the cellar with storage cupboard, panel radiator, centre light, stone floor.

**Rear Entrance Vestibule 2.32 x 1.36 (7'7" x 4'6")**

A door from the Reception Hall leads to this rear Vestibule with solid wood and glazed door leading out on to the rear courtyard, original tiled walls and limestone flooring.

**Garden Room 5.0 x 3.28 (16'5" x 10'9")**

Bright room with dual aspect windows, with deep window sills, wood and glazed French door with leaded window above leading out on to the garden, feature bookshelves/display shelves, original cast iron radiator, solid oak flooring, electric sockets, smoke alarm.

**Staircase**

Pitch pine staircase with ornate finials and oak balustrade, large leaded window with wood surround allowing in plenty of natural daylight, cornice, pendant light, electric sockets, carpeted

**Upper Landing 9.72 x 6.59 (31'11" x 21'7")**

Large landing with doors leading to Bedrooms, two centre lights, two wall lights, original cast iron radiator, panel radiator, electric sockets, large shelved storage cupboard, window overlooking the rear of the property, cornice, carpet flooring.

**Master Bedroom 6.25 x 4.55 (20'6" x 14'11")**

Large double room with ample room for large free standing furniture, triple windows with wood surround, picture rail, cornice, centre light, electric sockets, carpet flooring.

**Master En-Suite 4.44 x 1.91 (14'7" x 6'3")**

A stunning en-suite consisting of free standing shower bath with claw feet with mains shower over with circular chromed glazed screen, pedestal wash hand basin with mixer tap and display shelf with mirror above, close coupled WC, feature stone wall with two chrome and glass display shelves, window overlooking the side garden, chrome ladder effect heated towel rail, chrome wall and centre light, limestone flooring with under floor heating.





**Bedroom 2 4.98 x 3.0 (16'4" x 9'10")**

Large double room with triple window overlooking the side garden, ample room for free standing furniture, walk in wardrobe with hanging space and shelves, picture rail, panel radiator, electric sockets, TV point, centre pendant light, carpet flooring.

**En - Suite 3.28 x 1.14 (10'9" x 3'9")**

Three piece suite consisting of bath with headrest and mains shower over the bath with glass screen, ornate pedestal wash hand basin with taps and mirror above, close coupled WC, ladder effect chrome heated towel rail, solid oak flooring, extractor fan, quadruple chrome spot light, cornice.

**Bedroom 3 3.25 x 3.00 (10'8" x 9'10")**

Large double room with wood and glazed door leading out on to the balcony, picture rail, cornice, centre light, brass curtain pole, panel radiator, carpet flooring, electric sockets, ample room for free standing furniture.

**En-suite 1.46 x 1.80 (4'9" x 5'11")**

Walk in shower cubicle fully tiled with mains shower, close coupled WC, wall hung wash hand basin with mirror above, chrome ladder effect heated towel rail, solid wood flooring, Greenwood extractor.

**Bedroom 4 3.45 x 3.44 (11'4" x 11'3")**

Large double room with opaque window to the rear of the property, centre pendant light, panel radiator, TV point, electric sockets, carpet flooring, ample room for free standing furniture.

**Bedroom 5 6.29 x 4.94 (20'8" x 16'2")**

Large double room with triple window overlooking the front of the property, fitted bookshelves, double door fitted wardrobes with hanging rail and shelf, picture rail, cornice, 2 panel radiators, electric sockets, TV point, carpet flooring, ample room for free standing furniture.

**En-suite 3.64 x 1.27 (11'11" x 4'2")**

Three piece suite consisting of bath with headset and taps with shower over bath with glass screen, ornate pedestal wash hand basin with mirror above, close coupled WC, chrome ladder style heated towel rail, Greenwood extractor, quadruple stainless steel spotlights, solid oak flooring.

**Bedroom 6 4.95 x 3.99 (16'3" x 13'1")**

Another large bedroom with dual aspect windows, large walk in shelved cupboard, double door fitted wardrobe, centre light, 2 panel radiators, TV point, electric sockets, carpet flooring, ample room for free standing furniture.

**En-suite 2.0 x 1.54 (6'7" x 5'1")**

Shower cubicle with mains shower, wall hung wash hand basin with mirror above, close coupled WC, chrome ladder style heated towel rail, Velux window, centre light, solid oak flooring.

**WC 1.78 x 0.99 (5'10" x 3'3")**

WC with wall hung cistern, wall hung wash hand basin with taps, limestone flooring, window overlooking front of the property.



**Laundry Room 2.49 x 2.11 (8'2" x 6'11")**

Entered from the rear of the property, Velux window, centre pendant light, electric sockets, stone floor, plumbing for two automatic washing machines and space for industrial size tumble dryer.

**Boiler Room 2.84 x 1.11 (9'4" x 3'8")**

Entered from the rear of the property. This room houses the 2 combi boilers and water tank.

**Garden**

Gravelled driveway with three wrought iron tall lights, leading to Drumnacree House, Coach House, Large double garage, with Apartment above and rear of the property. The garden is walled on three sides and fenced on the fourth side. The front garden is mainly laid to lawn with mature trees, shrubs and rhododendron bushes. There is also a conifer and shrub border with outside seating area to the west side. The north side of the garden is mainly laid to lawn with washing poles. A large double door solid wood gate leads out onto the street behind the property. The East side has a fenced off bin recess, outside water tap.

**Large Double Garage 6.55 x 6.47 (21'6" x 21'3")**

This garage is fully lined and timber clad and insulated and could be easily converted to make another holiday let. There is one electric door and one up and over door, 2 strip lights, electric and power, concrete screed floor. Inside the garage there is a toilet 1.54 x 1.32 with back to wall WC and pedestal wash hand basin, cupboard housing electric boxes, Vectaire extractor centre light, concrete screed floor.

**Storage Room 1.52 x 1.56 (5'0" x 5'1")**

This room is also in the garage and houses the Worcester boiler, room for storage, centre pendant light.

**Double Door large walk in storage cupboard 3.41 x 1.53 3.41 x 1.53 (11'2" x 5'0")**

This room is also within the garage and is fully shelved for storage, centre pendant light, concrete screed floor.

**Fixtures and Fittings**

Miele dishwasher in Pantry, automatic washing machine in Laundry, industrial washing machine and tumble dryer in Laundry and furniture available by separate negotiation.  
Curtains and blinds included in sale.

**The Coach House**

This is a modern and bright two storey house finished to a high standard which consists of Vestibule, Reception Hall, Dining/Kitchen, Lounge, 4/5 Bedrooms, 3 en-suites, Office, Family bathroom. This house has high spec insulation and smoke Detectors.

**Vestibule 2.54 x 1.78 (8'4" x 5'10")**

Double glazed front double door, large double door storage cupboard with hanging space and storage, tiled flooring with inset coir mat, centre light, electric sockets.

**Hall 5.22 x 3.68 (17'2" x 12'1")**

Bright welcoming Hall with doors leading to Kitchen/Diner, Family Bathroom, Office, Master En-suite and Dressing Room, further two Bedrooms (1 en suite), Office/Bedroom.

Oak staircase leading to upper floor, two centre lights, radiator, solid oak flooring, room for free standing furniture.





**Bedroom 1 4.81 x 3.82 (15'9" x 12'6")**

Large double room with ample room for free standing furniture, large arched window overlooking the front of the property, radiator, curtain pole, central light, electric sockets, carpet flooring.

**En-suite 1.84 x 1.86 (6'0" x 6'1")**

Three piece suite consisting of close coupled WC, shower cubicle with mains shower which is tiled inside, pedestal wash hand basin with mixer tap and electric mirror above, chrome ladder style heated towel rail, Vectaire extractor, down lights, under flooring heating.

**Family Bathroom 3.11 x 2.35 (10'2" x 7'9")**

Four piece bathroom suite consisting of bath, close coupled WC, walk in shower with tiled walls and mosaic tiled floor, ornate pedestal wash hand basin with electric mirror above. Chrome ladder effect heated towel rail, display shelves at each end of the bath, Vectaire extractor, downlights, tiled flooring with under floor heating.

**Office/Bedroom 3 3.50 x 3.0 (11'6" x 9'10")**

This room is currently being used as an office, but could be a bedroom. It has a conservation Velux window allowing in natural daylight, phone point, central light, radiator, carpet flooring, room for free standing furniture.

**Master Bedroom 2.86 x 2.77 (9'5" x 9'1")**

Large double room with ample room for free standing furniture, double glazed door leading out on to the rear of the property, curtain pole, radiator, TV point, electric sockets, central light, carpet flooring.

**Dressing Room 3.0 x 2.39 (9'10" x 7'10")**

Spacious room with ample room for free standing furniture, central light, electric sockets, radiator, carpet flooring, window to rear of the property.

**Master En-suite 2.36 x 1.52 (7'9" x 5'0")**

Walk in large shower with glass sliding doors, pedestal wash hand basin with electric mirror above, close coupled WC, ladder style chrome heated towel rail, Vectaire extractor, downlights, tiled flooring with under floor heating.

**Bedroom 2 3.38 x 2.36 (11'1" x 7'9")**

Single bedroom with triple window overlooking the rear of the property, off centre light, radiator, electric sockets, carpet flooring, ample room for free standing furniture.

**Kitchen/Diner 5.25 x 4.99 (17'3" x 16'4")**

A stunning contemporary kitchen in cream with more than ample wall and base fitted units with drawers, laminate worktops and tiled splashbacks, Lamana five burner range style Cooker, with Grill, Fan Oven and Convection Oven with stainless steel extractor canopy above, integrated under counter fridge, 1½ bowl stainless steel sink with mixer tap and drainer. Integrated dishwasher, freezer, tumble dryer and automatic washing machine, double glazed door leading out to front of property, large arched window, tiled limestone floor with inlaid coir mat, two wood display shelves, downlights, and central light, smoke alarm, two radiators, room for large dining table and chairs.

**Landing**

Bright landing with conservation Velux window, doors to Lounge, Bedroom and Wardrobe, solid oak flooring, central light, smoke alarm.

**Bedroom 4 3.84 x 3.69 (12'7" x 12'1")**

This room has a coombe ceiling with conservation Velux window, two storage cupboards and cupboard with hanging and storage, TV point, electric sockets, centre light, radiator, carpet flooring, room for free standing furniture.

**En - Suite 3.11 x 1.86 (10'2" x 6'1")**

Three piece suite consisting of walk in shower, pedestal wash hand basin with mixer tap, close coupled WC, double conservation Velux windows, ladder style heated towel rail, down lights, tiled flooring with under floor heating.

**Lounge 6.37 x 5.31 (20'11" x 17'5")**

A beautiful room with six conservation Velux windows to the front and four to the rear making this a bright room, 2 built in feature display shelves, TV point, downlights, 2 radiators, electric sockets, solid oak flooring, ample room for free standing furniture.

**Fixture & Fittings**

Curtains Negotiable

**Garden View Apartment**

Wrought iron and wood steps with wrought iron and wood balustrade, triple Bi-fold door leading into the Open Plan Lounge, Kitchen/Diner, views over the garden.

**Lounge Area 4.65 x 2.47 (15'3" x 8'1")**

Ample room for free standing furniture, two Velux windows and triple Bi-fold door allowing in plenty of natural daylight, downlights, solid oak flooring, smoke alarm, two radiators, TV point.

**Kitchen/Diner 4.97 x 4.65 (16'4" x 15'3")**

Ample filled wall and base units in cream with drawers, integrated stainless steel single bowl sink with drainer and mixer tap and stepped shelf behind, integrated Lamona four burner gas hob with single oven below and stainless steel extractor canopy above, laminate worktops with tiled splashbacks, integrated Bosch washer/dryer, integrated under counter fridge, large cupboard with shelf and hanging space and storage space, two Velux windows, Vectaire extractor, tiled flooring, room for table and chairs.

**Double Bedroom 3.0 x 2.61 (9'10" x 8'7")**

Ample room for free standing furniture, side window and two Velux windows, radiator, TV point, centre pendant light, carpet flooring.

**En-suite 2.42 x 1.95 (7'11" x 6'5")**

Free standing bath with mixer tap and shower head, pedestal wash hand basin with mixer tap, back to wall WC, side window and two Velux windows, shower socket, downlights, Vectaire extractor, chrome heated towel rail, tiled flooring with under floor heating.

**Fixtures and Fittings**

All integrated appliances included in sale price, furniture available by separate negotiation.







