



Glen Quaich, Amulree
Offers in the region of £450,000

 REID
ESTATES

S beautiful home in the Perthshire countryside ! Easter Shian is a former schoolhouse with lots of character, and is a well presented traditionally constructed former school house with a slate roof and a marriage stone dated 1705. There are many period features consisting of exposed beams, deep window ledges, fireplaces and 3ft thick walls. Externally there are two outbuildings built of stone and with slate roofs. One could be used for the restoration of vintage cars or storage or apply for change of use. The other outbuilding may offer a further development opportunity with planning permission being applied for.

Easter Shian is situated near the hamlet of Amulree, in the most beautiful Glen Quaich, which is a glen in west Perthshire with the most amazing views of the countryside.

It is also well placed for visits to nearby towns of Aberfeldy, Crieff, Dunkeld and Perth and easily accessible to Edinburgh, Glasgow and the South.

Glen Quaich lies between Strath Tay and Glen Almond and runs north west from Amulree for 15km along a small road branching off the A822. This natural pass is squeezed between Meall Dearg (2,264ft) and Meall nam Fuaran (2,641 ft) emerges at the eastern extremity of Loch Tay. This is without doubt, one of the most picturesque roads in the whole of Scotland. The River Quaich flows through into Loch Freuchie and out into the River Braan.

The area has an excellent range of diversity with heather clad mountains, rolling hills and pasture.

The area offers a form of escapism, and there is a wide range of recreational pursuits nearby including hill walking, bird watching, fishing, water sports, cycling, golf, walking and, it also has a rich diverse wildlife of red and fallow deer, fox, red squirrel to name a few. Shooting and fishing are available on many nearby estates as well as 18 hole golf courses at Crieff, Taymouth Castle and Dunkeld only a short drive away. Water sports can be found at Loch Tay at Kenmore and Aberfeldy. Loch Tay is well renowned for its salmon fishing.

Aberfeldy has a selection of shops, restaurants, coffee shops, banks, nursery, primary and secondary schooling, doctors, dentist and veterinary practices and the Birks Cinema.

Dunkeld is a small town with a Cathedral which was begun in 1260 and completed in 1501 in grey sandstone, it has amenities such as shops, bank, post office, coffee shops, restaurants, hotels, doctors, dentist, art gallery and music scene. There is a main line railway station at Dunkeld with direct services to Edinburgh and Inverness and a sleeper to London.

Crieff is a popular town providing good day to day facilities including a supermarket, medical centre, various shops, banks, restaurants, coffee shops, post office, veterinary, primary and secondary schooling, recreation centre, and a library.

Perth is the closest city where there is a variety of shopping facilities, hospital, railway station, doctors, library, health and fitness centres, galleries, concert hall and theatre. It also has an excellent selection of restaurants.

Private schools can be found at Glenalmond, Morrisons Academy, Ardvreck in Crieff and also Strathallan, Craigclowan and Kilgraston.



Front Door & Vestibule 2.43 x 1.71 (8'0" x 5'7")

Double glazed door with nine glass panels at the top entering into a vestibule with lightly painted tongue and groove panelling walls & ceiling. Tiled Floor, electric sockets, window facing north with doors leading to Kitchen, Utility Room and Bathroom.

Utility Room 4.21 x 1.66 (13'10" x 5'5")

Dual aspect windows, one facing north and one facing west. Tongue and groove painted paneling on two walls and ceiling. Fitted wall cupboards with fitted worktop below. Plumbing for automatic washing machine and dishwasher, room for tumble drier. There is also a Worcester boiler, ample room for free standing white goods or furniture, coat rack, and room for boots, Wellingtons etc. Tiled floor, electric sockets, radiator, central light.

Bathroom 2.43 x 1.70 (8'0" x 5'7")

Consisting of white 3 piece suite, WC, pedestal wash hand basin, Bath with a power shower above. Window facing east. Shaving point and light above wash handbasin, tiled floor, radiator.

Kitchen 5.4 x 4.7 (17'9" x 15'5")

Bespoke wall and base units, central island with wine rack, cupboards and drawers, contrasting work surfaces and tiled splashbacks, concealed lighting, inset 1.5 ceramic sink with drainer and mixer tap. There is a built in dishwasher, fridge/freezer. There is a magnificent oil/electric AGA with two hotplates, two electric ovens and 2 oil ovens and an electric ceramic hob. There are two recesses, one for housing a microwave oven, TV and the other for display. Exposed ceiling beams, downlighters. There is ample room for free standing furniture. Spotlights under the stair and oak wooden flooring. It has a stair leading to the first floor. It also has a 15 pane door leading to a magnificent conservatory.

Conservatory x 2 4.98 x 4.98 (16'4" x 16'4")





With floor to ceiling windows, pitched tinted polycarbonate roofs with roof vents and electric ceiling fan and double door leading to the garden facing south, under floor heating. This conservatory may be used in several ways from dining room, office, sitting room etc. Wooden flooring and wonderful views over the countryside. Also from the kitchen a door leads to a lounge/reception room

Lounge/Reception Room 10.5 x 5.64 (34'5" x 18'6")

This large room with two windows facing south and one window facing north all with window seats. There are two stone built fireplaces, one at each end of the room, one is a raised open fire for coal and logs and the other has a wood burning stove. Exposed, recessed alcove for display. Wall lights, electric sockets, carpet flooring. Leading from this room is another conservatory which is identical to the other and is currently used as an office.

Landing 9.23 x 1.00 (30'3" x 3'3")

Two windows facing south with window seat. Radiator, wall lights, electric sockets. Doors leading to three double, one single bedroom and family bathroom.

Master Bedroom 4.72 x 4.4 (15'6" x 14'5")

Large double room with dual aspect windows, cast iron fireplace, storage cupboard, exposed beams, radiator, wall lights, electric sockets, carpet flooring, ample room for free standing furniture.

Bedroom 3 4.74 x 2.95 (15'7" x 9'8")

Double room with window overlooking beautiful countryside. Glass shelved recess for display purposes central light, electric sockets, carpet flooring and room for free standing furniture.

Bedroom 4 3.61 x 2.8 (11'10" x 9'2")

Double room with window facing front of property. Central light, radiator, TV point, electric sockets, carpet flooring, room for free standing furniture.



Dressing Room/Bedroom 5 3.62 x 2.12 (11'11" x 6'11")

Single bedroom window facing front of property, central light, radiator, electric sockets, storage cupboard, carpet flooring, room for free standing furniture.

Family Bathroom 3.62 x 2.09 (11'11" x 6'10")

4 piece suite consisting of WC, bidet, corner jacuzzi bath, wash hand basin in vanity unit with storage below, wall cupboards, gold coloured taps etc. Shower above bath, radiator, downlighters, carpet flooring.

Bedroom 2 4.30 x 2.95 (14'1" x 9'8")

Double room with sloping eaves, window overlooking countryside, radiator, electric sockets, downlighters, storage cupboard, carpet flooring.

Bedroom 6 3.21 x 2.74 (10'6" x 9'0")

Currently used as a gym. Window, storage cupboard with sliding doors, radiator, electric sockets, downlighters, room for free standing furniture.

Lounge/TV Room/Bar 7.7 x 3.22 (25'3" x 10'7")

This room with sloping eaves has a bar at one end with bar top, fridge, cupboards with sliding doors underneath and shelves behind. TV point, radiator and plenty room for free standing furniture, downlighters. Carpet flooring.

Store Outbuilding 1 (Closet to main house)

This two storey detached building made of stone with slate roof was built in 1808 and has 163 square metres of floor space and provides immense development potential subject to planning controls.

Store Outbuilding 2

This is also a two storey building and has 245 square metres of space and can be utilised as storage space.

Externally



The overall site extends to 1.6 acres mainly laid to lawn, with commanding views over the countryside. There is a sweeping driveway, turning space, pathway to the door and external lighting.

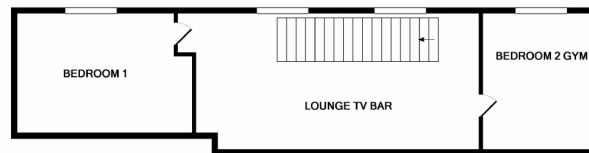
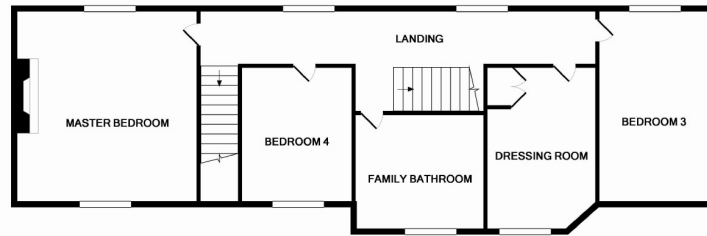
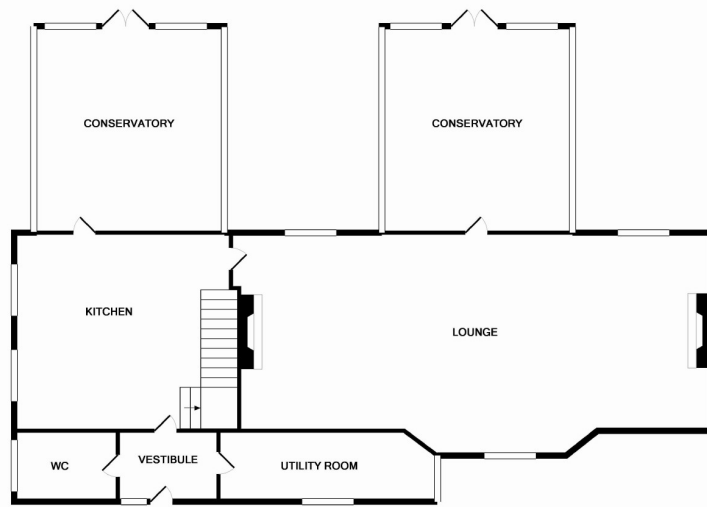
Garage 9.76 x 5.71 (32'0" x 18'9")

With single up and over door with power and light. To the rear of the building there is an oil tank store and log store with electric sockets and outside water tap.

Fixtures & Fittings

All fitted floor coverings are included in the sale, satellite broadband, hot tub and most furnishings are available by separate negotiation.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-64) D (39-54) E (21-38) F (1-20) G <small>Not energy efficient - higher running costs</small>		Very environmentally friendly - lower CO ₂ emissions (19-180) A (81-91) B (39-60) C (15-64) D (39-54) E (21-38) F (1-38) G <small>Not environmentally friendly - higher CO₂ emissions</small>	
	49 → 51		38 → 39
Scotland	EU Directive 2002/91/EC	Scotland	EU Directive 2002/91/EC

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