

**Pine Lodge, Dunira, Comrie, Perthshire, PH6 2JZ**

**Guide Price £400,000**



**IRVING  
GEDDES**  
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Irving Geddes are delighted to offer this rare opportunity to purchase a 5-bedroom detached Scandia Hus villa in the stunning location of Dunira, a small community of privately-owned properties within Dunira Estate some 3 miles west of the much sought-after conservation village of Comrie in Perthshire and 2.5 miles from beautiful St Fillans on Loch Earn.

Pine Lodge occupies an enviable south-facing elevated position within some of the most striking and accessible areas of Scotland. This attractive 'eco house' has a stunning backdrop of wooded hillside and rugged mountain, boasts fine views and offers a unique landscaped garden and outstanding energy efficiency.

Originating in Sweden, Scandia Hus are well known for their high spec sustainable house designs so are fitted as standard with triple glazed windows and excellent floor and roof insulation. The sympathetically designed extension, completed in 2007 and creating a useful entrance porch and spacious family room with wood-burning stove on the ground floor and a study/bedroom on the upper floor, is of similar build quality ensuring the house is at the forefront of sustainability and cost control. Exceptional effort has been made to make the house as energy efficient as possible. A south-facing array of 18 photovoltaic panels is fitted to the garage roof to provide supplementary electricity (3.78 kW), with the surplus power being directed via an EMMA unit to the twin immersion hot water cylinder and the hall's storage heater, with the balance being exported back to the grid. The solar panels were installed in 2010 so enjoy the highest possible feed-in tariff (currently available for 25 years from installation). In addition, the hot water tank is linked to a back boiler off the main wood burner in the lounge to provide hot water in the colder months.

Pine Lodge boasts well-appointed and flexible accommodation comprising on the ground floor: PORCH, HALL, SHOWER ROOM/WC, BEDROOM, 34ft LOUNGE WITH DINING AREA, FAMILY ROOM, BREAKFASTING KITCHEN & UTILITY ROOM. The upper floor has a 'STUDY' LANDING, MASTER BEDROOM with an excellent TIMBER BALCONY providing a beautiful south-facing aspect; BATHROOM, 2 FURTHER BEDROOMS AND A STUDY/BEDROOM 5.

The extensive garden grounds lie predominantly to the east of the property and have been fully landscaped to provide a fantastic, versatile outdoor space. Ample parking to the east side of the property leads to a double garage whilst to the west side there is a private, secluded patio area which benefits from sun throughout the day & evening. To the front is a deck with steps down onto a small area of lawn. Behind the garage there is a fully covered log store and storage area. Steps lead from here to a large lawn bordered by attractive dry-stone walling with inset seating as well as planting designed to provide interest and colour throughout the year. On the upper level there is a greenhouse, potting shed, fruit cage and various raised vegetable beds. A backdrop of mature trees lies to the north of the grounds with a post and wire fence behind. An area to the rear has been fenced off for chickens.

Pine Lodge truly enjoys the best of both worlds, within easy reach of local facilities and boasting an enviable rural setting with a multitude of diverse walks direct from the doorstep. A property rare to the market and one likely to be a very welcome addition. Early viewing is strongly recommended.







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**Location:** Dunira is set amidst spectacular scenery, at the centre of a designated National Scenic Area contiguous with the Comrie conservation area to the east & the Loch Lomond & The Trossachs National Park to the west. Readily accessible with an easy commute to both Perth & Stirling and just over an hour from Glasgow & Edinburgh. This is an area of outstanding natural beauty and offers a huge variety of sporting and outdoor facilities including golf courses, sailing & watersports at Loch Earn, hillwalking and ‘munro bagging’, shooting and fishing.

The beautiful conservation village of Comrie, just 3 miles east of Dunira, lies on the banks of the River Earn and is in the heart of the scenic West Strathearn area of Perthshire, nestled on the edge of the Scottish Highlands. The village has an excellent Primary School with a school bus that collects from Dunira; secondary education is at Crieff High School. There are excellent private schools locally, with Ardvreck Prep School & Morrison's Academy in Crieff and Glenalmond around 18 miles to the east. Crieff provides an extensive range of services & lies just 9 miles to the east.

Comrie has a thriving, busy and friendly community and is well known for its ‘Flambeaux Parade’ at New Year and ‘Comrie Fortnight’ in the summer. Both events and the many others in between are well supported by villagers and visitors alike. On a day to day basis Comrie has an excellent range of facilities including a bank, post office, butcher, baker, delicatessen, greengrocer, several cafes and restaurants and more. There are 3 churches, a volunteer fire service, doctors’ surgery and dentist. Comrie boasts an array of different clubs and societies (including a cinema club) to suit all ages and benefits from a well-used community centre in the heart of the village. There is also a golf club, play park & large recreational area which includes a cricket ground & skateboard park.

Close by is Comrie Croft, an award winning green destination offering hostel accommodation and glamping, tea garden and farm shop plus some of the best compact mountain bike trails in the country. Also within easy reach is Auchingarrich Wildlife Park with animals and activities for all ages; fly fishing; outstanding views and an excellent restaurant. And then there’s Cultybraggan, first used as a prisoner of war camp in WW2; then as an army training area, this 90-acre area of land on the outskirts of Comrie is owned by the Comrie Development Trust which is working to develop the site as a model of sustainable development for rural communities across Scotland. Currently it is host to several local businesses as well as allotments, a volunteer orchard group and the ‘Comrie In Colour’ team.

St Fillans, on the other side of Dunira is another busy community with outstanding views across Loch Earn. Here visitors and locals can enjoy fine dining, golf, more clubs and societies as well as access to water sports.



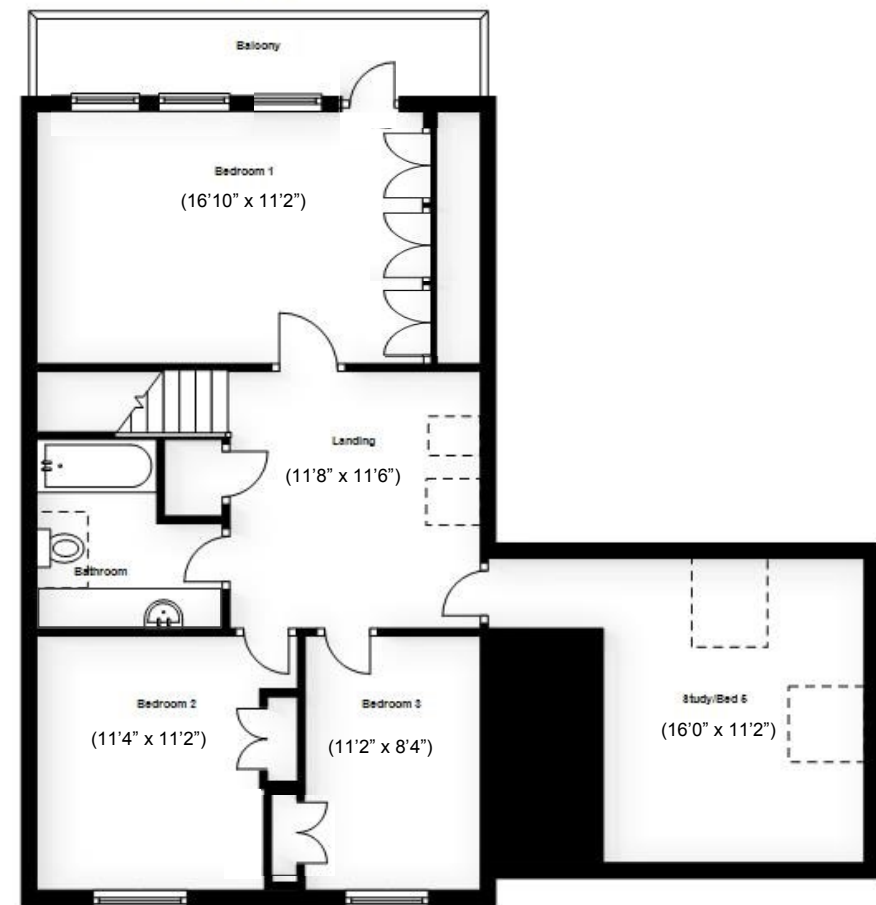
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The chickens stretching their legs behind the property



One of the resident red squirrels at Pine Lodge



A pheasant on Dunira Estate





**Directions** Leaving Comrie on the A85 westwards, after c. 2.5 miles the main gates to the Dunira Estate will be seen on the right. A short distance further on take the next turning on the right into a private road. Proceed for c. 1/2 mile and follow the tarred road straight ahead at the crossroads & to the top of the road whereupon the property will be visible

**Energy Performance:** Rated 'C' for efficiency.

**Council Tax:** Band 'F'

**Viewing:** Strictly by appointment through Irving Geddes on 01764 670325.



These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.

**Thinking of selling?**

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**Crieff**

25 West High Street, PH7 4AU  
Tel: 01764 653771

**Comrie**

1 Drummond Street, PH6 2DW  
Tel: 01764 670325

**Aberfeldy**

6 The Square, PH15 2DD  
Tel: 01887 822722

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