

Ava House

Altamont, Blairgowrie, Perthshire, PH10 6JN




McEwan Fraser Legal
Solicitors & Estate Agents



McEwan Fraser Legal is delighted to present the exceptional Ava House. This remarkable 3,900 sq. ft. detached family home has been constructed within the last year and boasts an outstanding A-rated energy efficiency. Finished in the prestigious 'Denfind Stone,' the property is a testament to quality craftsmanship and sustainable living.





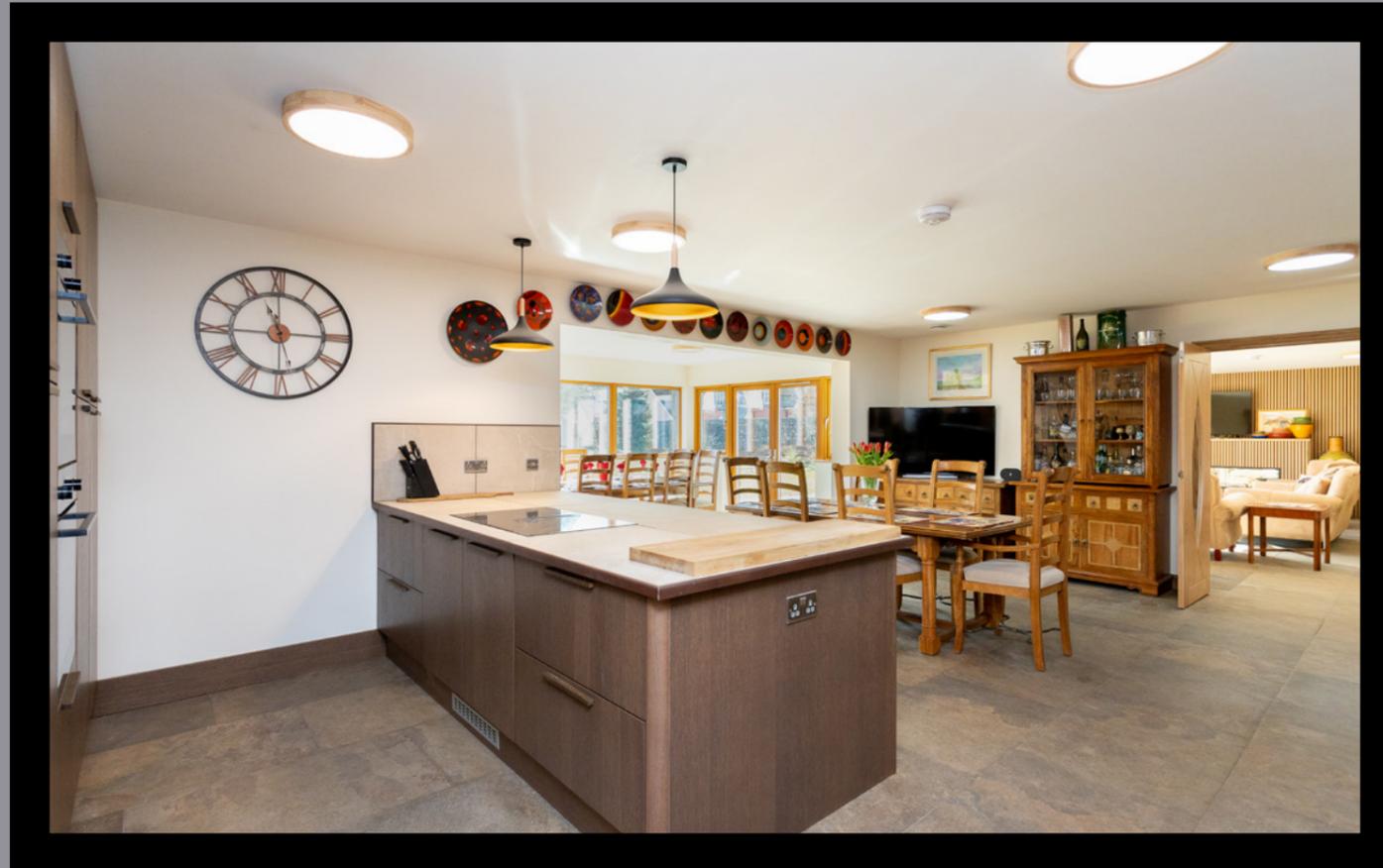
Ava House is powered by 26 solar panels, strategically positioned on the detached barn within the grounds, which feeds the two inverters and three sunsynk batteries. Additionally, a Tesla battery storage unit beside the house ensures optimal energy storage and feed. The house benefits from an advanced MVHR heat recovery system, which maintains a steady indoor temperature while effectively removing moisture from the air. This innovative system reduces the need to open the premium triple-glazed windows, preserving energy efficiency and comfort. Heating and hot water are produced by an Air Source Heat Pump. There is mains electric, water and sewerage to the House, Barns and Garages.





Ava House

Upon entering Ava House, you are welcomed into a spacious entrance hall that leads to a bespoke modern kitchen. This area is accessed through a glazed oak door and features an open-plan design incorporating a breakfast room leading to the dining room with doors opening to the garden patio and grounds. The kitchen seamlessly connects to a large utility room and a staircase—one of two in the house—that leads to two of the five bedrooms, including the luxurious master suite.



KITCHEN/BREAKFAST/DINING AREA





Ava House

Adjacent to the breakfast room, the expansive living room also provides access to the beautifully landscaped gardens. Additionally, a study and a shower room are conveniently located from the lounge, along with the second staircase leading to the remaining upstairs en suite bedrooms. Completing the ground floor is a generously sized double bedroom with an en-suite bathroom.



THE LOUNGE

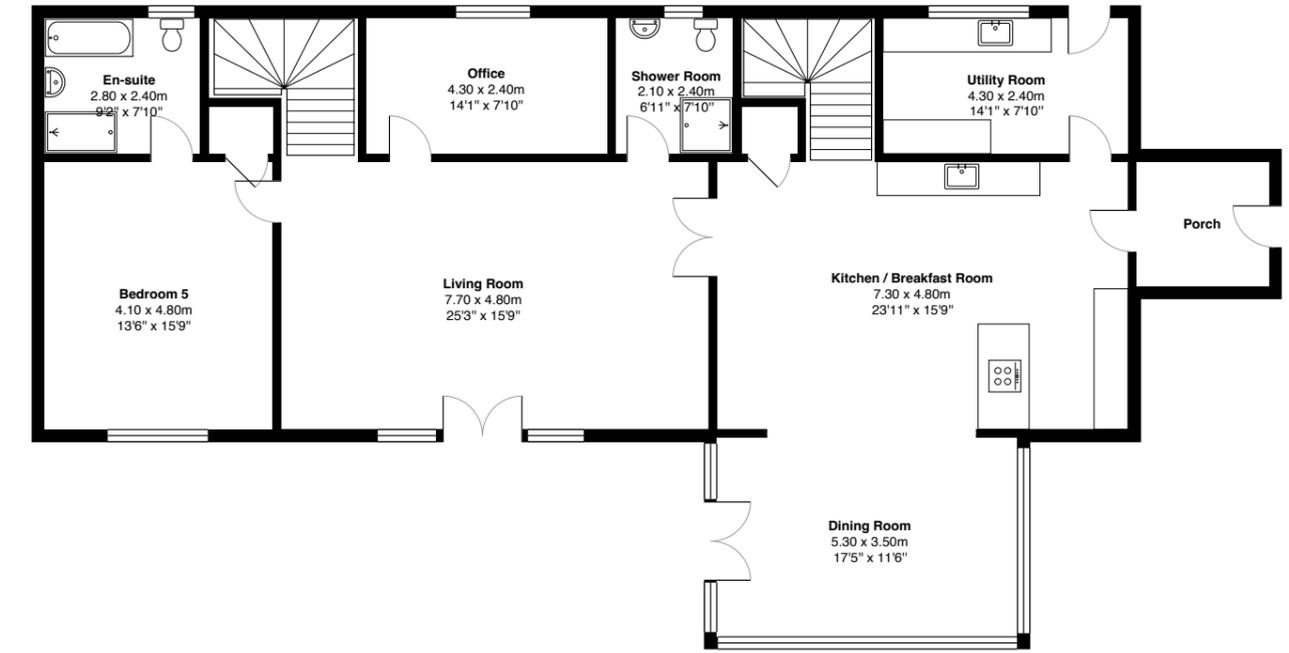
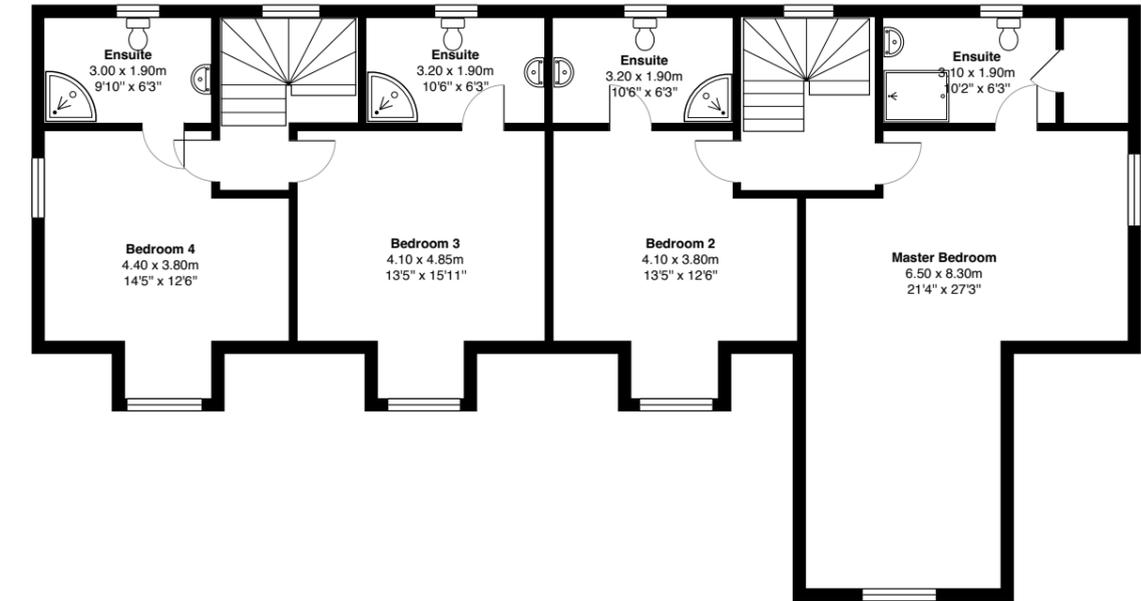




Ava House

The first floor hosts four elegantly designed bedrooms, including the master suite, each accompanied by a stylish three-piece en-suite shower room. The entire property is adorned with solid oak finishings and solid oak internal doors.







Ava House

Externally, Ava House is complemented by a detached barn that serves as a versatile games room or office. This self-contained space includes a kitchenette, an en-suite bathroom, and ample living space. There is a workshop and a triple garage block with up-and-over doors, lighting, and power adds further convenience.

The garden grounds, spanning over 1.1 acres, are enclosed by a charming walled garden, secure gates and an intriguing gazebo built in 1850 into the stone wall. The grounds have multiple storage barns that provide extensive space for various needs. Ample parking and comprehensive security camera systems ensure both privacy and peace of mind.



THE EXTERIOR





THE EXTERIOR



The Location

Blairgowrie High Street and town centre is a five minute walk from Ava Estate.

The picturesque town is a vibrant market town offering a diverse range of independent shops and supermarkets including Tesco, Lidl, Sainsburys and Co-op. The Well Meadow in the centre of town host a monthly Farmers Market.

There are numerous cafes and restaurants serving from family meals to gourmet dining. Keep fit enthusiasts enjoy the Swimming Pool, Leisure Centre and Gym. Blairgowrie has a Cottage Hospital, a Medical Centre, Dentists. Primary School and High School.



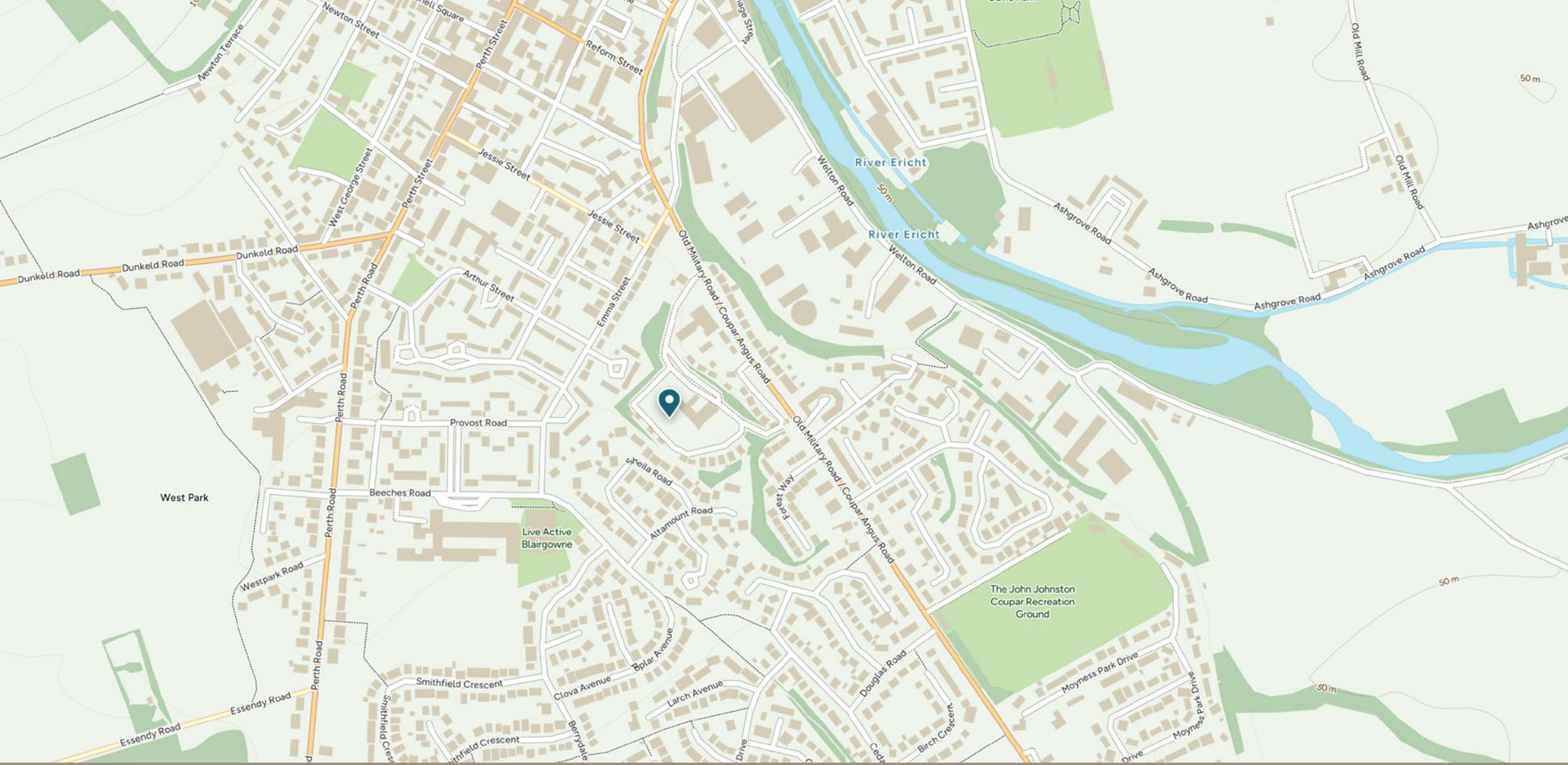
BLAIRGOWRIE



This is an unspoiled, extremely beautiful part of Scotland with a strong all year round tourist base. Available is an excellent variety of land and water leisure pursuits including championship golf courses, hill walking, kayaking and skiing. Cultural attractions steeped in history close by include Glamis Castle, Scone Palace and Dunkeld Cathedral. The area has numerous whisky distilleries to experience the liquid gold of Scotland.

The city of Perth and Dundee are 16 miles away, St. Andrews 32 miles, Edinburgh 60 miles, Glasgow 75 miles and Aberdeen 72 miles. Edinburgh airport is an hour by car.





Text and description
JAMES KEET
Surveyor



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.