



## 2 DARNICK

*Kinnoull Terrace, Perth, PH2 7DJ*







## 2 DARNICK KINNOULL TERRACE, PERTH, PH2 7DJ

**A charming and spacious ground floor conversion providing characterful and generously proportioned living accommodation with fine period features, situated on an attractive residential street in the highly regarded Kinnoull Hill area in the vibrant city of Perth.**

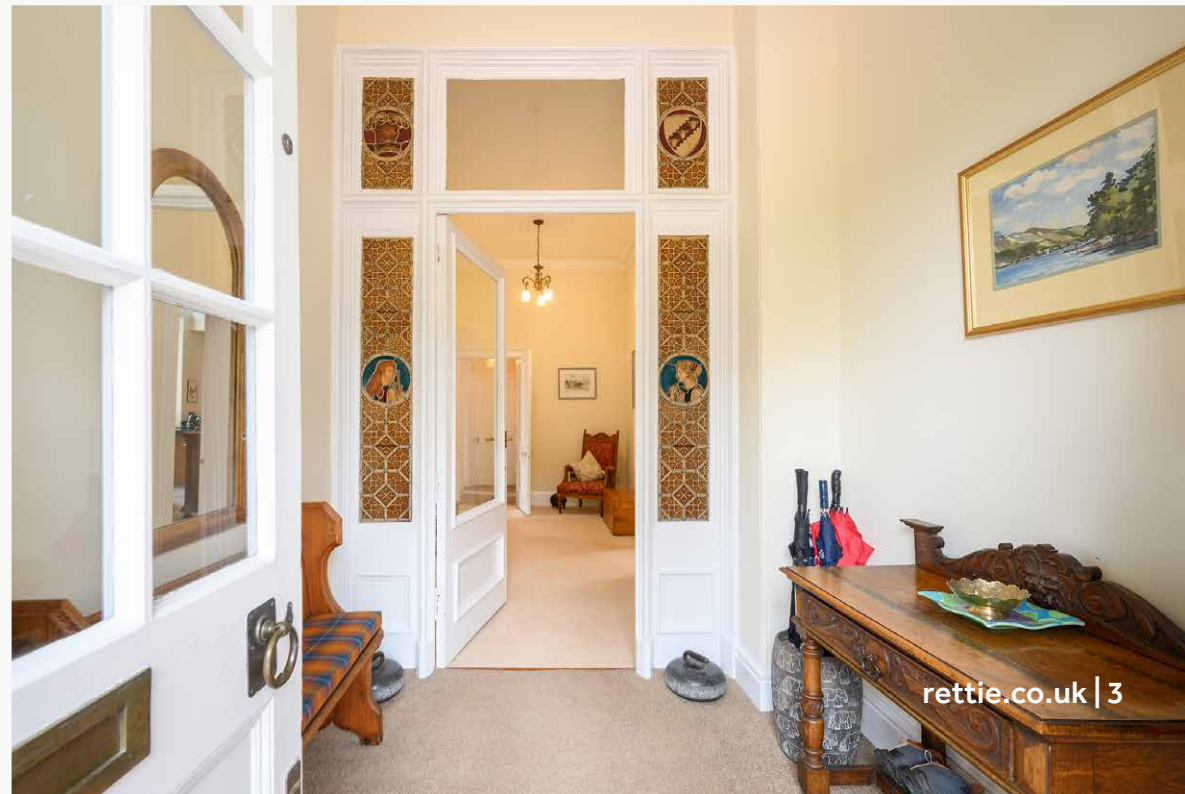
### Summary of Accommodation:

**Ground Floor:** Entrance Vestibule, Entrance Hall, Living Room, Dining Kitchen, Rear Porch, Bedroom/Study, Bedroom 2, Shower Room, Principal Bedroom, Shower Room, Double Bedroom 4.

Basement Rooms with electric light and power providing useful storage space.

**Exterior:** Established gardens of notable colour and diversity. Courtyard area. Summer House. Garden Shed.

Shared driveway providing ample parking. Detached Garage.



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### Situation

2 Darnick is situated in the sought-after area of Kinnoull Hill, Perth. Standing in private garden grounds, the setting affords the house with a degree of privacy, while offering all the benefits of city living - being within easy walking distance of all of Perth's amenities. This prime location provides access to scenic walks, wildlife, and fresh air, while still being close to the hustle and bustle of city life.

Perth is around 22 miles from Dundee, 37 miles of Stirling and around 44 miles of Edinburgh. Perth is a vibrant city with a comprehensive range of shops, professional services, bars and restaurants, as well as art galleries, a theatre, a concert hall, a cinema, an ice rink and a swimming pool. The surrounding countryside hosts an abundance of leisure pursuits and attractions, including hill walking and mountain biking in the hills and glens, shooting and stalking on local estates and fishing on the River Earn and Tay. There is national hunt racing at Scone Palace, which also hosts the Game Conservancy's Scottish Fair, and a choice of local golf courses, including the North Inch Golf Course (one of the oldest in Scotland), Craigie Hill, Murrayshall and a championship course at Rosemount in Blairgowrie. The prestigious facilities of the internationally renowned Gleneagles Hotel are approximately 21.6 miles away, which includes three golf courses, the country club, a shooting school and restaurants. There is secondary schooling available in Perth and a wealth of independent schools within Perthshire, including Craigclowan Preparatory School in Perth, Ardvreck and Morrisons Academy in Crieff, as well as Strathallan School and Glenalmond College.

The house is well positioned for convenient access to Scotland's arterial transport networks. From Perth the M90 provides motorway access south towards Edinburgh and the A9 continues west towards Stirling, feeding into the motorway network towards Glasgow. The A90 links Perth to Aberdeen and Dundee where there is an airport with regular flights to London. Edinburgh airport can be reached from Perth in approximately an hour, in normal traffic, and provides both international and domestic connections. There is a railway station in Perth with services to Edinburgh, Glasgow, Dundee, Aberdeen and Inverness.

### General Description

2 Darnick is a bright and spacious stone-built Villa which was originally built by Andrew Heiton, Architect, in circa 1862 as his personal town residence. The ground floor conversion is situated on a large plot with generous garden ground and the property has been sympathetically renovated and upgraded over the passage of time, to provide comfortable and tastefully presented living accommodation. The house has generous, well-proportioned accommodation that offers flexibility of use.









The house is approached via a private shared driveway, providing ample car parking and access to the detached garage. Stone steps lead to the main entrance into the house which is sheltered beneath an overhanging porch with external light. A solid front door with glass panels opens into the Entrance Vestibule with an inner glass panel door framed by ornate etched glass panels which open into the welcoming Entrance Hall which is an impressive space giving access to the full accommodation set across one level.

Accessed off the hall a door opens into the Living Room which is sumptuously proportioned, an exceptional reception room with traditional corning and ceiling rose. Natural light emanates from the large arched bowed windows with working shutters which provide a wonderful outlook over the private garden. There is an integrated desk and bookshelves with lighting above and a cast metal gas fired stove set within an impressive marble fire surround and mantle that provides a heartening focal point.

Across the hall is the Dining Kitchen which is the heart of the house. The Kitchen, which has been fitted with a generous array of kitchen units providing ample storage with worksurfaces. The units incorporate an AGA, a NEFF induction hob, NEFF oven and grill, NEFF microwave, NEFF dishwasher, Rangemaster fridge and freezer, pull out pantry and a stainless-steel sink with draining area. The Dining area, which is very spacious, provides an ideal space for entertaining.

A door provides access to the rear porch giving access to the courtyard area. There is a storage cupboard with shelving. A door opens to Bedroom 1/Study with twin sash windows and a wash hand basin.

From the dining area an inner door provides access to Bedroom 2 and the neighbouring Shower Room with walk-in shower cabinet, WC, wash hand basin and heated wall mounted towel rail. The shower room benefits from underfloor heating. Accessed off the hall is the Principal Bedroom, which is generously proportioned with built-in wardrobes, recessed shelving units and a traditional fireplace (disused). There are dual windows with working shutters which provide a charming outlook over the garden. Adjacent is a large walk-in wardrobe with ample shelving and the Shower Room with walk-in shower cabinet, WC, wash hand basin with storage cupboard below and vanity mirror above and heated wall mounted towel rail. Completing the ground floor accommodation is Double Bedroom 4 with a large sash window.

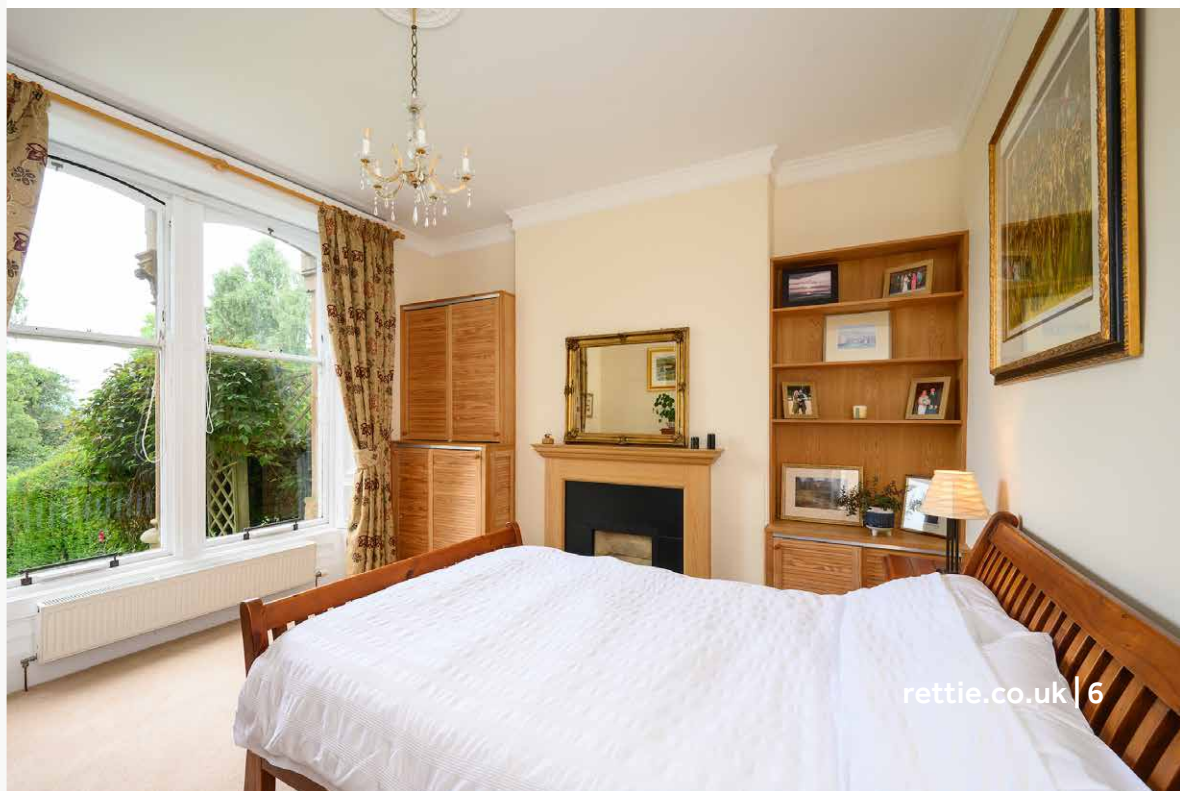
From the kitchen stairs lead down to the substantial cellar which has been partitioned to provide different areas for storage. The cellar rooms are currently utilised as a utility room with stainless steel sink, a WC, a wine cellar and a workshop. The cellar houses the boiler and hot water tank.

2 Darnick has a number of delightful period features including arched windows, corning, ceiling rose, fireplaces, and window shutters. The accommodation is generous and thoughtfully laid out with family living and entertaining in mind.

### Garden

2 Darnick stands within a plot befitting of its stature, which frames the house with an impressive frontage from Kinnoull Terrace. The garden is a particular asset of the property, sheltered by mature trees and burgeoning shrubbery, it is something of a protected haven providing a sense of privacy and seclusion. The garden is tiered and predominately laid to lawn with a summer house and a garden shed providing useful storage space for garden machinery. There is a pedestrian gate at the bottom of the garden providing access to Kinnoull Terrace.

There is a large courtyard area adjacent to the house which provides an ideal entertaining space in the warmer months. The garden benefits from a variety of mature trees and apple trees.



There is a detached stone-built Garage with pitched roof with electric light and power. The garage has been built to a high standard with a stable door. There are two outdoor taps and garden electric supply points.

#### GENERAL REMARKS AND INFORMATION

Please note that 2 Darick is category B Listed. Ref: LB39536

#### Viewing

Viewing is strictly by appointment with the Selling Agents.

#### Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is PH2 7DJ

#### Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price.

#### Classifications

Council Tax - Band F

EPC Rating - Band D

#### Tenure

Freehold

#### Services

Mains electricity, water and drainage. Gas fired central Heating and AGA.

#### Offers

Offers should be submitted in Scottish Legal Form to the joint sole selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6HA. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

#### Internet Websites

Properties and other properties offered by Rettie & Co can be viewed on our website at as well as our affiliated websites at [www.rightmove.co.uk](http://www.rightmove.co.uk), and [www.thelondonoffice.co.uk](http://www.thelondonoffice.co.uk).

#### Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

#### Particulars and Plans

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

#### Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available on request.









### Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agents, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

### Important Notice

Rettie & Co give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

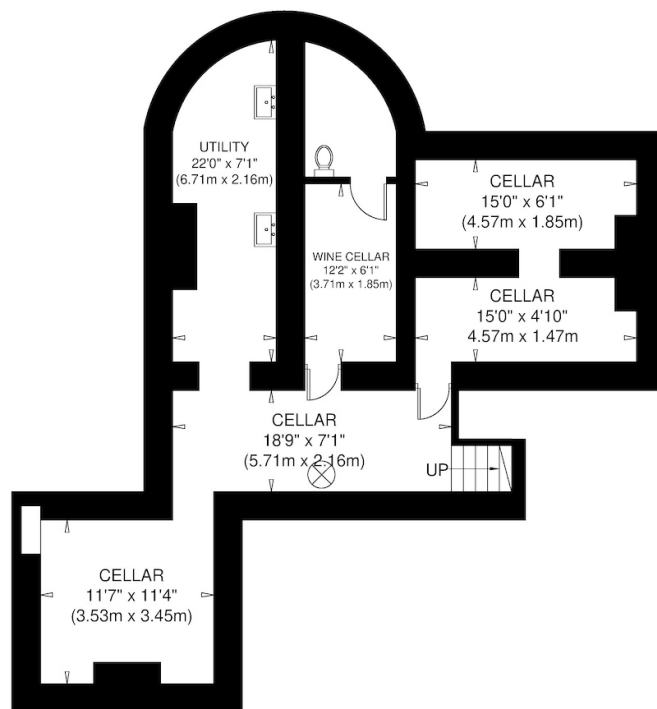
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.



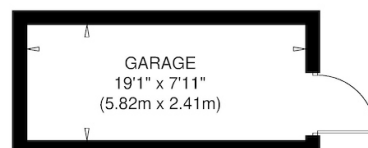




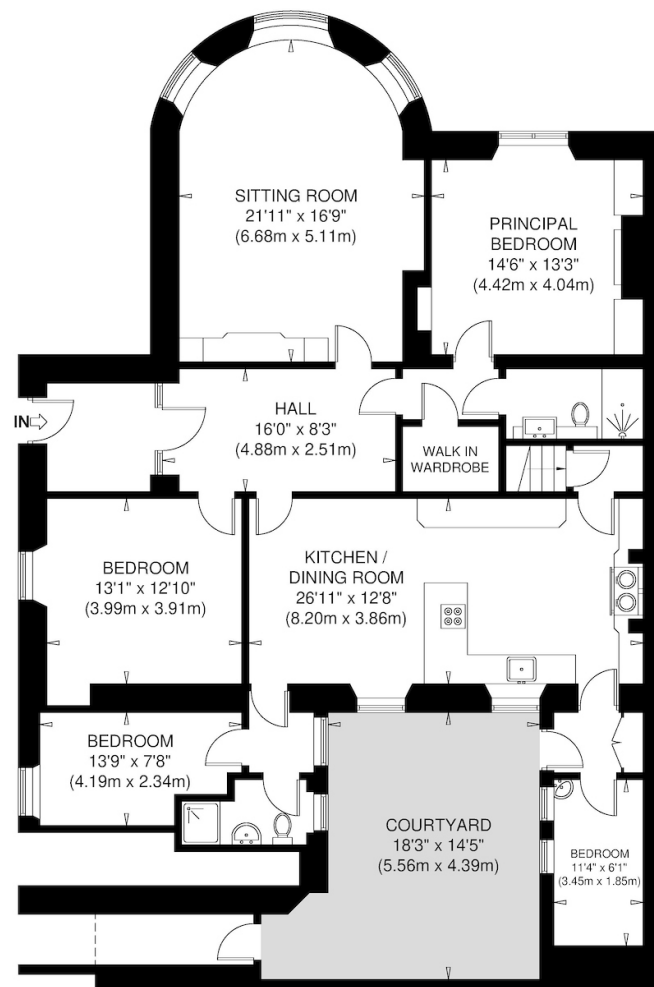




BASEMENT  
GROSS INTERNAL  
FLOOR AREA 79.9 SQ M / 859 SQ FT



GARAGE  
GROSS INTERNAL  
FLOOR AREA 13.9 SQ M / 149 SQ FT



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 161.2 SQ M / 1735 SQ FT



# DARNICK

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA = 241.1 SQ M / 2594 SQ FT  
GARAGE = 13.9 SQ M / 149 SQ FT  
TOTAL = 255 SQ M / 2743 SQ FT

All measurements and fixtures including doors and windows  
are approximate and should be independently verified.

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### Proof and Source of Funds/Anti Money Laundering

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

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**RETTIE**

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