



MEADOWLAND
Isla Road, Perth, PH2 7HQ





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A statement, C-Listed Morris and Steeman home, in a superlative setting on the banks of the River Tay, wherein design credentials, opulent interior architecture, and luxury finishes have been combined to afford sumptuous, modern living.

Accommodation

 4  5  4

Ground Floor:

Hall, Drawing Room, Sitting Room, Family Room, open-plan Kitchen/Dining Room.

Cloakroom, Utility Room, and Plant Room.

Principal Bedroom suite with en suite Bathroom.

Two further en-suite Double Bedrooms.

Bedroom 4 & 5 and Shower Room.

Exterior:

Verdant, landscaped private garden, extending to approximately 1.5 acres, which stretches along approximately 50 m of the River Tay.

Electrically operated entrance gates, arcing private driveway, car port and detached garden shed.

*Dundee 22 miles (36 km); Edinburgh City Centre 45 miles (73 km);
and Glasgow City Centre 64 miles (103 km).
(All distances are approximate).*





Situation

Isla Road lies within one of Perth's most sought-after residential areas, within walking distance of both the city centre and Kinnoull Hill. Perth has all of the cultural and leisure attractions which you would expect of a city of its proportion, including the recently redeveloped Perth Concert Hall and Theatre. There are a good range of High Street shops, restaurants and bars, in addition to supermarkets, retail parks, a swimming pool and an Ice rink. Scone Palace, one of Scotland's finest stately homes, lies within two miles of the property. Its grounds play host to a wide range of events, including the annual Scottish Game Fair, and boast a Racecourse, as well as conference and exhibition facilities.

Nearby there are a good selection of Primary and Secondary schools. Perthshire also hosts a number of Scotland's leading independent schools, including Craigclowan, Strathallan School, and Glenalmond College.

The surrounding countryside is renowned for its natural beauty and hosts a wealth of country pursuits and excursions, including fishing on the River Tay and Earn, hill walking, cycling and skiing at Glenshee and Aviemore. The internationally-esteemed Gleneagles Hotel and Resort is approximately 20 miles away, offering a plethora of luxury amenities, including quality restaurants, a Leisure Club and Spa and Equestrian and Shooting Schools. There are a wide array of golf courses within a comfortable drive, including the championship courses at Rosemount in Blairgowrie and at Gleneagles Hotel.

The nearby road network of the A90, M90, A83 and A9 all provide swift access to the surrounding countryside as well as Dundee, Edinburgh and Glasgow. Perth railway station offers services to Edinburgh, Glasgow, Dundee, Aberdeen and Inverness with connections thereafter to the National Rail Network. Edinburgh Airport is approximately 40 miles away, Glasgow approximately 70 miles and there are regular services from Dundee to London City Airport.

General Description

Meadowland is a striking and singular contemporary home, designed by the inimitable Morris Steedman Associates, set in a glorious position on the banks of the River Tay. Originally built in circa 1964, the C-listed property was transformed in 2021, with all the creative ambition and flair employed in the design of its initial iteration, as well as a 21st-century eye for detail and luxury. Today, the reimagined house presents an inspired marriage of iconic mid-century modern architecture, timeless craftsmanship, and innovative design.

Designed and developed with great deference to its situation, the south western elevation of Meadowland, stretches over 40m in length and has been realised as a contemporary glazed pavilion overlooking the River Tay. The silhouette of the roofline reflects its riverside position with a series of curvilinear forms, reminiscent of waves. Internally, the visual axes govern the light-filled interior onto the water.

The approach to Meadowland fosters a sense of anticipation and arrival, with a smart, gated entrance set off Isla Road. Emerging beyond the gates, the landscaped curtilage to the front of the house evokes all the seclusion and escape of a walled garden, with the sweeping horizontal frame of the house appearing as though a boundary wall itself, finished in brick and accented by hedging. A semi-circular, private driveway arcs towards the house, in appealing juxtaposition with the angular frame, before curving round to a carport in the northwesternmost corner. The 1976 extension altered the composition of the principal elevation to maximise the drama of the site, serving to conceal the river until it is revealed beyond the threshold.



The interior architecture and specification at Meadowland balance the archetypal minimalism of the mid-century modern movement with a sense of contemporary grandeur. Set against the backdrop of fine, polished plaster walls and concrete flooring, the curated interior features a catalogue of illustrious fixtures and finishes, including atmospheric Oak ceiling panelling and Crittall-style doors, as well as a considered Raka lighting scheme, which enhances the accommodation with recessed downlighting and accent lighting. Vast panes of floor-to-ceiling glass span the exterior elevations to the Southwest, attempting to create ambiguity between the interior and exterior landscapes, affording indulgence in the home's elevated vantage point over the River Tay.

Ideal for both effortless and relaxed day-to-day living, as well as entertaining, the accommodation has a relaxed elegance and delivers a series of light-filled, interlinked reception spaces, which superbly align with modern lifestyle trends. The trio of versatile public rooms, as well as the open-plan kitchen/dining room, all showcase a wall of glazing facing the River Tay, incorporating sliding doors that invite you out onto the expansive patio terrace, which stretches the length of the south-western elevation. Dramatic bowed ceilings in the sitting room, family room, and kitchen rise to clearstory windows, designed to flood natural light into the spaces below. The family room is lent further atmosphere via a contemporary, living flame gas fireplace inset within a feature wall.

The exquisite, design-led kitchen is centred around a statement central island, with a luxe porcelain work surface finished in the image of green marble and a sociable breakfast bar. It has been equipped to a particularly discerning standard with a comprehensive range of premium appliances discreetly integrated within the ergonomic cabinetry, including:

- A Wolf double oven, with precision cooking modes and a stainless-steel frame
- A Sub-Zero wine store with dual temperature zones, UV-resistant glass display door, and two refrigerator drawers.
- A Sub-Zero combination refrigerator and freezer.
- A Bora cooktop and extractor system, incorporating black glass induction hobs and a Tepan stainless steel grill, with intuitive, touch-operated control knobs featuring a high-definition LED display.

Of particular note, the sink within the island is accompanied by an Officine Gullo burnished brass, artisan tap with a unique vintage, nautical style, featuring a temperature control lever inspired by a boat's joystick, and an additional spray tap with a wheel handle. An alcove within the kitchen houses a pantry providing additional display shelving and wall cabinets, a pair of Gaggenau dishwashers, and a second one and a half basin sink, complete with a Quooker hot water tap and a Tyent water ioniser with a touchscreen faucet.

Three of the five double bedrooms at Meadowland are arranged into luxurious, self-contained suites, each with its own sense of sanctuary, bespoke wardrobe storage, and a hotel-style bath or shower room. The wall of bespoke media wall and display shelving in the snug conceals a doorway leading to the principal and second double bedroom suites, as well as the plant room.

The second double bedroom suite is set-up to provide self contained guest accommodation, with a pair of double glass doors providing direct access from the driveway and garden to the front. The immaculately presented space has engineered Oak flooring and ample room for occasional lounge furniture, as well as a dressing table or writing desk. It also features a walk-through dressing room, fitted with shelved and hanging storage, which leads into the luxurious en-suite, finished with marble-effect wall tiling, a rainfall shower, a WC, and a wash hand basin.





Set against the southwestern elevation, the principal bedroom suite is particularly sumptuous, in both its size and finish, and shares in the superlative and far-reaching outlook across the River Tay to the open parkland beyond, via a wall of glazing incorporating a sliding door. The accompanying bathroom is set beneath a striking ceiling, finished with metallic-effect tiling and a light well, and features a deep bathtub bordered by marble-effect tiling and a rainfall shower within a large, wet-room-style enclosure with a Crittal-style screen and door. It also has a stylish, wall-mounted wash hand basin and vanity drawer, positioned below a round mirror with in-built lighting.

The remaining accommodation at Meadowland is accessed via a hallway extending off the sitting room, which functions as a secondary or informal entrance into the house, via an entrance door from the front garden. The hall gives access to a smartly-presented cloakroom, featuring a Vitra Japanese smart toilet, as well as a walk-through boot room and utility room. The boot room is well-appointed for the rigmarole of family living, flanked by tall, in-built cupboards, while the utility room houses further storage cabinets, as well as two Miele washing machines and a Miele tumble dryer.

The third bedroom suite is generously proportioned and has a wall of in-built wardrobes, as well as a luxurious en-suite shower room. The fourth and fifth bedrooms are both small double rooms, decorated with oak flooring, and share a conveniently located and stylish en-suite shower room, finished to a similarly high standard.

A catalogue of contemporary and smart home technologies have been installed at Meadowland, including a Raka lighting system, electric blinds in all rooms except for the sitting room and snug, and an underfloor heating system.

The plot at Meadowland is of a scarce and highly sought-after sort, with the south western boundary stretching along the banks of the River Tay for over 50m. Once the site of a period villa, the garden ground extends to approximately 1.5 acres and are wonderfully established, with an eclectic range of mature trees and shrubs providing interest and colour to the lawns.

Bounded by a combination of tall fencing, hedges, and stone walls, the garden to the front of the house is afforded a high degree of privacy, while to the South the garden is landscaped in terraces, down to the riverbank, and is governed by remarkable, open views across the water to the verdant, leafy parkland beyond.





A superlative and smartly paved patio terrace stretches across the south west of the house, offering a brilliant area for alfresco living and entertaining, against the backdrop of the River Tay. An electrically-operated, retractable awning is fitted above the door onto the terrace from the kitchen, allowing for year-round enjoyment. Elegant, stone paved steps descend from the terrace to the swathe of lawn below, which provides space for all manner of garden sports, and the riverbank has its own private jetty.

The private gravel driveway is accessed via electrically-operated gates and arcs around the house. It plateaus around the main entrance porch and by the detached car port, to provide two areas with space to park and turn multiple vehicles. The front of the plot also has planning consent for the development of a detached double garage block.

GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the selling agents Rettie Town & Country, 11 Wemyss Place, Edinburgh, EH3 6DH. Tel: 0131 220 4160.

Satellite Navigation

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

Burdens

Council Tax Band – G

Fixtures and Fittings

Mains water, electricity, and gas. Private drainage. Gas-fired Worcester boiler powers central heating and hot water systems.

Entry and Vacant Possession

Entry and vacant possession will be by mutual agreement and arrangement.

Services

Mains water, gas, and electricity. Shared private drainage system.

EPC Rating

C

Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy.

Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie Town & Country at 11 Wemyss Place, Edinburgh, EH3 6DH.

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.

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.





Misrepresentations

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

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3. Any error, omission, or misstatement 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

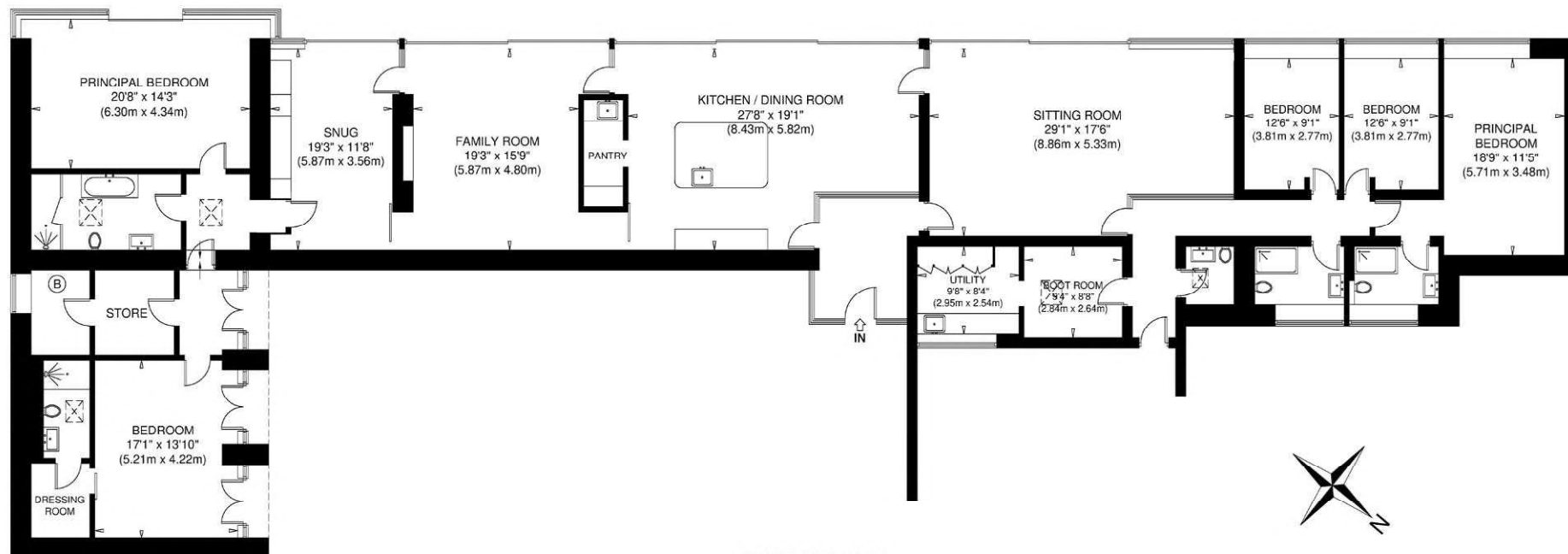
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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement 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.

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.





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 350.7 SQ M / 3775 SQ FT

MEADOWLAND
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 350.7 SQ M / 3775 SQ FT
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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RETTIE

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