



RIO

14 DUNDEE ROAD • PERTH • PH2 7EY



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*An imposing Victorian house close
to the centre of Perth*

*Dundee 24 miles, Stirling 38 miles, Edinburgh 42 miles
(all distances are approximate)*



Lower ground floor: utility room, bedroom with en suite bathroom,
2 store rooms

Ground floor: vestibule, entrance hall, drawing room, garden room,
kitchen / dining room, 3 bedrooms (2 en suite), office,
store room and WC

Ground floor annexe: kitchen, bedroom and bathroom.

First floor: 6 en suite bedrooms, utility room and bathroom.

Second floor: bedroom and 3 store rooms.

Terraced garden and parking area

About 0.72 acres

EPC Rating = G

Savills Perth

Earn House
Broxden Business Park
Lamberkine Drive
Perth PH1 1RA
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Tel: 01738 445588



VIEWING

Strictly by appointment with Savills -
01738 477 525.

DIRECTIONS

If approaching from the south on the M90,
follow signs to Dundee and Coupar Angus,
exiting the motorway immediately after crossing
the Friarton Bridge following signs to Coupar
Angus. This route will take you into Perth via the
Dundee Road. Follow the Dundee Road for just
under a mile, drive through the junction with
South Street/Queens Bridge and the entrance to
Rio is almost immediately on your right through
stone gate piers. If coming from Perth city
centre, cross the river on South Street and Rio is
straight ahead as you reach the Dundee Rd, turn
left at the T junction and then immediately right
into Rio's driveway.

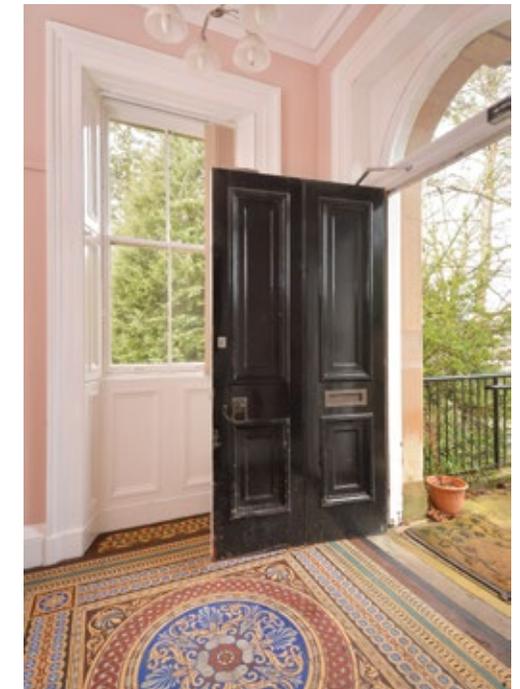


SITUATION

Rio is situated on the east side of the River Tay
just a short walk from the city centre. The house is
perfectly positioned to enjoy the natural beauty of
the river and Rodney Gardens as well as Riverside
and Kinnoull parks while also being on one of the
arterial routes in and out of the city.

Perth, known as 'The Fair City', has a
comprehensive range of shops and professional
services. There are a number of popular bars
and restaurants as well as art galleries, a theatre,
a concert hall and a cinema. Other leisure
facilities include a swimming pool, ice rink and
two sports centres.

The recreational opportunities in and around
Perth are excellent. The new Willowgate Activity
Centre (less than a mile from Rio) offers a
range of outdoor activities including canoeing,



kayaking, stand up paddle boarding, bushcraft, archery and fishing. There is National Hunt racing at Scone Palace, which also hosts the Game Conservancy's Scottish Fair, and polo takes place at Errol Park. There are good golf courses nearby, including the North Inch Golf Course, one of the oldest in Scotland, Craigie Hill, Murrayshall and Rosemount (Blairgowrie). Fishing can be taken on the River Tay. Perth is a gateway to the Highlands and there is hill walking and skiing (at both Glenshee and Aviemore) to the north.

In terms of transport links, Perth has a railway station with services to Edinburgh, Glasgow, Dundee, Aberdeen and Inverness. Edinburgh Airport is about 40 miles away and there are direct flights from Dundee Airport (about 19 miles) to Stansted Airport.

Rio is situated beside Kinnoull Primary School and there is a choice of secondary schooling in the city. Excellent local private schools include Craigclowan, Kilgraston and Strathallan.

DESCRIPTION

Rio is believed to have been built in about 1860 to a design by Perth based architect David Smart. The house is characterised by the Italianate tower at the entrance of the house and its pretty arched window. In recent years the property has been modified for use as firstly a nursing home and then a hostel. Subject to obtaining the relevant planning consents Rio offers potential for a range of residential or commercial uses.

The accommodation is arranged over four storeys with the principal rooms being on the ground and first floor. Traditional details such as the beautiful cornicing, sash and case windows and decorative floor tiles are attractive reminders of the history of the house.

Rio has 12 bedrooms (most with en suite facilities), a spacious kitchen with multiple work stations (as well as a separate kitchen for the annexe) and lots of useful storage and office space. There is a drawing room and a garden room on the ground floor and a broad central staircase. From the upper floors there are fabulous views over the city, the river and to the hills beyond.

Outside

Stone gate piers frame the entrance to Rio which is by a short driveway up to a tarmac parking area beside the front door. The house is set in about 0.75 acres of garden. A neat gravel path runs along the front of the house and the remainder of the garden is mainly down to lawn with some flower beds, spring bulbs and mature trees and shrubs. The foot of the garden is bordered by an attractive stone wall and has a children's play area. In the back garden there is a walkway leading to the back door of Rio which is at first floor level.

Outbuildings

Timber garden shed.



GENERAL REMARKS

Services: Mains water, gas, electricity and drainage.

Solicitors: Legal and Governance Services Perth and Kinross Council, 2 High Street, Perth, PH1 5PH. 01738 475000

Local Authority: Perth & Kinross Council

Fixtures and Fittings: The property will be sold as seen.

Photos: Taken in March 2017.

Designations: Rio is Category B Listed by Historic Scotland and is situated within a Conservation Area.

Servitude rights, burdens and 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 referred to

in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Offers: Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents.

A closing date for offers will be set. Please submit your formal notice of interest to ensure that you are advised of the closing date. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Deposit: A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.



Approximate Gross Internal Floor Area:
701.21 sq.m (7548 sq.ft)

For Identification Only.
Not To Scale.



IMPORTANT NOTICE

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1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. 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. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

17/04/07 SC

