

# Oak Tree Cottage

**Region:** Perthshire **Sleeps:** 7

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## Overview

Oak Tree Cottage is a remarkable holiday retreat near Dunkeld, Perthshire, offering breathtaking views of Birnam Hill. Perfect for families or groups, it sleeps 7 guests across three beautifully designed bedrooms, with flexible configurations. The cottage combines modern luxury and traditional charm, featuring an open-plan living area with handcrafted wood and glass doors, a bespoke French walnut and granite kitchen, and vibrant furnishings. Guests can relax in the cosy snug, enjoy a movie with the cottage's Smart TV and Sonos system, or unwind in the sumptuous bedrooms, each with stylish en-suites or a stunning family bathroom. A utility room adds convenience, and the outdoor space is equally impressive, with a terrace for alfresco dining, a firepit, a climbing frame for little ones, and a luxurious eight-person hot tub.

Just five minutes away, Dunkeld is a historic town on the River Tay, known for its majestic cathedral, beautifully restored buildings, and charming shops along Atholl Street. Visitors can enjoy scenic walks along the river or explore nearby attractions like Scone Palace, Gleneagles, and the oak woods of Birnam Hill, famously linked to Shakespeare's Macbeth. The area offers a range of activities, from fishing and golf to riding and hiking. With its exceptional design, stunning surroundings, and proximity to Dunkeld's attractions, Oak Tree Cottage provides an unforgettable holiday experience for families or friends seeking relaxation and adventure.

## Facilities

Wi-Fi/Internet • Indoor Games • Quirky (Unique) • Cots (Cribs) • Has Discount • Golf Nearby • Special Offer • BBQ • Eco Friendly (Sustainable) • Table Tennis • Rural Location • Romantic • Tennis Nearby • Instagrammable • Modern • Cottage • Board games • Children's videos/DVDs • Recommended • Children's books • Exclusive • Swings • Climbing frame • Supports the local community (locally owned) • Badminton • Ideal for Babies & Toddlers • Ideal for Kids • Tennis rackets • Footballs • Basketball net • Ideal for Teens • Pets on Request • Hot Tub • Washing Machine • Tumble Dryer • Dishwasher • Microwave • Hairdryer • Ideal for Xmas/NY • Ground Floor Bed & Bath • Smart TV • Outdoor Games • Working Fireplace/Woodburner • High Chair(s) • Cycling • Horse Riding • Fishing • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites



# Interior & Grounds

## Cottage Interiors

### Ground Floor

- Open plan living/dining/kitchen area
- Snug
- Utility room
- Family bathroom with wet room shower, bath, washbasin and WC
- Bedroom 1: King-size or two single beds (as required)

### First Floor

- Master Bedroom: King-size or two single beds (as required) with an ensuite bathroom
- Bedroom 3: Super king and one single bed or 3 x single (as required) with an ensuite bathroom

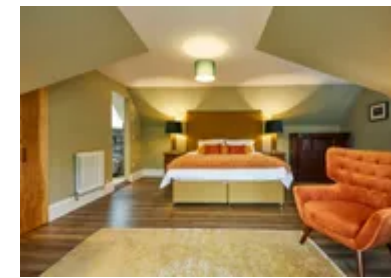
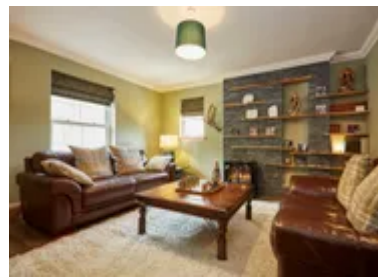
*Bed configuration is variable: 7 single beds, can be arranged to offer any combination from 1 single + 3 zipped-up super king size beds to 7 singles.*

## Outside Grounds

- Outdoor patio area
- Hot tub for 8 guests
- 1 acre garden
- Large grassed area of the garden specifically dedicated to games
- BBQ (charcoal)
- Table tennis
- Swing
- Basketball net
- Tennis net and rackets
- Parking for up to 3 cars

## Facilities

- Smart TV with Freeview, amazon prime videos, Netflix
- Sonos Speakers
- Wi-Fi
- 5 induction hobs, electric fan oven and electric grill
- Microwave
- Dishwasher
- Toaster
- Blender
- Filter coffee machine
- Hairdryer
- Iron and Ironing board
- Washing machine and tumble dryer



# Location & Local Information

Oak Tree Cottage enjoys a private, secluded location just five minutes from Dunkeld, a picturesque Perthshire town on the River Tay. Dunkeld is steeped in history, with charming early 1700s houses restored by the National Trust for Scotland, an ancient cathedral, and the famous Dunkeld Bridge, built by Thomas Telford in 1809. Across the river, Birnam adds to the area's allure with stunning countryside, rich heritage, and delightful eateries. Known as "Big Tree Country," the Dunkeld House Tree Trail offers serene woodland walks through the Dunkeld House Estate, once home to the "Planting Dukes" of Atholl.

Nearby, The Hermitage offers a breathtaking landscape of towering Douglas firs, the dramatic Black Linn Falls, and Ossian's Hall, a restored 18th-century folly overlooking the cascade. Nature lovers can enjoy spotting red squirrels and salmon while exploring the forest trails. Further afield, Pitlochry offers vibrant culture, including shows at the Festival Theatre, Highland games, and the Enchanted Forest, along with spas, craft shops, and local dining.

Blair Castle, home to the Atholl family for over seven centuries, features stunning interiors, a walled garden, a red deer park, and roaming peacocks. Nearby, the Blair Athol Distillery offers tours and tastings of its renowned whisky, making it a must-visit for enthusiasts.

## Local Amenities

Nearest Airport	Edinburgh Airport (89 km)
Nearest Bar/Pub	Lots of choice in the village (2.5 km)
Nearest Golf	Dunkeld and Birnam Golf Club (5.3 km)
Nearest Restaurant	Lots of choice in the village (2.5 km)
Nearest Supermarket	Small co-op in village or all major supermarkets in Perth (2.5km/22km)
Nearest Tennis	Bookable court available in the village (2.8km)
Nearest Town/City	Dunkeld (4km)
Nearest Train Station	Dunkeld and Birnam (2.8km)
Nearest Village	Birnam (2.5km)



## What we love

- Oak Tree Cottage is wonderfully located at the foot of Birnam Hill, a secluded area surrounded by towering trees and plenty to discover by walking, hiking and mountain biking
- The cottage is beautifully presented and boasts sensationally crafted wood finishes designed and built by Paul Hodgkiss throughout. The attention to detail in every space is incredible!
- After a day of exploring Perthshire, you can relax in one acre of gardens, dine alfresco with wonderful scenic views and feel pampered in the hot tub
- Oak Tree Cottage is a luxurious base to discover the historical town of Dunkeld and its multitude of beautiful ancient buildings, galleries, craft shops, cafes, restaurants and bars
- There is never a dull moment in this wonderful region with a fabulous selection of outdoor activities including white water rafting, gorge walking, shooting, horse riding, hillwalking, fishing and mountain biking

## What you should know...

- Each of the bedrooms offers flexible sleeping arrangements. All of the beds can be set up as singles or kingsize or super kingsize beds
- Guests are kindly asked not to wear any high/stiletto heels on the staircase

# Terms & Conditions

- **Security deposit:** £500 charged to client's credit card by Oliver's Travels as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 4.00 p.m.
- **Departure time:** 11.00 a.m.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes, 1 bath and 1 hand towel, additional hand towel in shared bathrooms, small square towels will be provided to help with makeup removal.
- **Pets welcome?:** On request only and with prior agreement with the owner. If accepted, a pet supplement of £100 per pet dog will apply (payable locally). Please state the breed of dog at the time of booking.
- **Other Ts and Cs:** Weddings, stag and hen parties are not allowed. Small family celebrations are on request only and subject to prior arrangement with the owner. It is residential area so we ask that our neighbours privacy is respected and noise levels are kept to minimum after 10.00 p.m.
- **Changeover day:** Friday. All other changeover days on request.
- **End of stay cleaning available?:** Yes, standard changeover clean included. Guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- **Smoking Allowed?:** No.
- **Minimum stay:** 3 nights in low seasons and 7 nights in high season.
- **Noise policy :** After 10.00 p.m. please use the terraces and gardens around the house as quiet areas. Do not set up music systems outside the house and limit any loud music playing inside the house so it cannot be heard outside. Please show consideration for our neighbours in the early morning and late evening.