

Galbraith

GARDENERS COTTAGE

METHVEN, PERTH



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Delightful Cottage with walled garden in rural Perthshire

Methven 2 miles ■ Perth 6.2 miles ■ Crieff 11.8 miles
Edinburgh 48.5 miles

Offers Over £370,000

- 2 reception rooms. 3 bedrooms
- Lovely reception space with wood burning stove
- Well-proportioned double bedrooms
- Beautiful south facing garden and colourful walled garden
- Rural location amongst the Perthshire countryside

Galbraith

Perth
01738 451111
perth@galbraithgroup.com

 OnTheMarket





SITUATION

The Gardeners Cottage is located approximately 2 miles outside the pretty village of Methven, equipped with a village shop, post office, primary school, doctors surgery and a couple of restaurants. Just over 11 miles to the west is the thriving and sought after town of Crieff. Crieff provides superb lovely range of amenities including primary and secondary schooling, supermarket, pharmacy and medical practice, cafes, pubs and restaurants, and a super community centre. Independent schooling is available at Morrisons Academy. Crieff is also home to the exclusive Crieff Hydro Hotel and resort which offers a range of recreational activities such as horse riding, archery, alpaca trekking, golf and much more.

The Gardeners Cottage is ideally placed for commuting with its central location within Perthshire. The 'Fair City' of Perth is only a 15 minute drive to the east and provides an extensive range of facilities including primary and secondary schooling, pubs, cafes and restaurants, local and national retailers, a concert hall, museums, theatre, cinema, leisure centre, and library. Perth also provides excellent transport links, with both railway and bus stations, as well as the A9 dual carriageway giving links north and south together with the M90 to Edinburgh. Glasgow and Edinburgh are both just over an hours drive.

The county of Perthshire offers a wealth of recreational opportunities, particularly for those keen on outdoor pursuits. For the golfer there are a number of courses nearby including the courses at Crieff, Perth and Dunning. Additionally, international courses are easily accessible at The Gleneagles Hotel along with its other facilities. There are also many walking trails and hills available at the Cairngorms National Park which is under an hours drive away. Stalking, shooting and fishing are all also readily available locally.

DESCRIPTION

The Gardeners Cottage is a delightful 3 bedroom traditional cottage nestled within the beautiful countryside of Perthshire. The front vestibule leads into a cosy living / dining area with a wood burning stove, off of which is a study. There is also a spacious kitchen, utility room, and sunroom which has spectacular views overlooking the walled garden. The three well-proportioned double bedrooms are facilitated by a generous family bathroom and a large linen cupboard.

ACCOMMODATION

Ground Floor: Front vestibule, study, living/dining room, kitchen, utility room, sunroom.

First Floor: 3 double bedrooms, family bathroom, linen cupboard.

GARDEN (AND GROUNDS)

A shared tarmac drive leads up to The Gardeners Cottage which lies within its own grass gardens edged with mature trees and shrubs. It also boasts a secluded and colourful walled garden with patio area, as well as a good sized wooden shed.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Mains	Mains	Mains	Freehold	Gas	Band E	Band D

DIRECTIONS

From Perth take the A85 towards Methven and Crieff. After 3.5 miles, the entrance to the drive way is on the right between two stone pillars with a sign for Castle Farm. Follow this drive and the property is the first on the right.

POSTCODE

PH1 3SU

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: [///over.accompany.eyeful](https://www.what3words.com/over/accompany/eyeful)

SOLICITORS

Wyllie & Henderson, Market Chambers, Caledonian Road, Perth, PH1 5NJ. T: 01738 638465

LOCAL AUTHORITY

Perth and Kinross Council, Pullar House, 25 Kinnoull Street, Perth, PH1 5GD. T: 01738 475000

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in December 2023 unless otherwise stated.

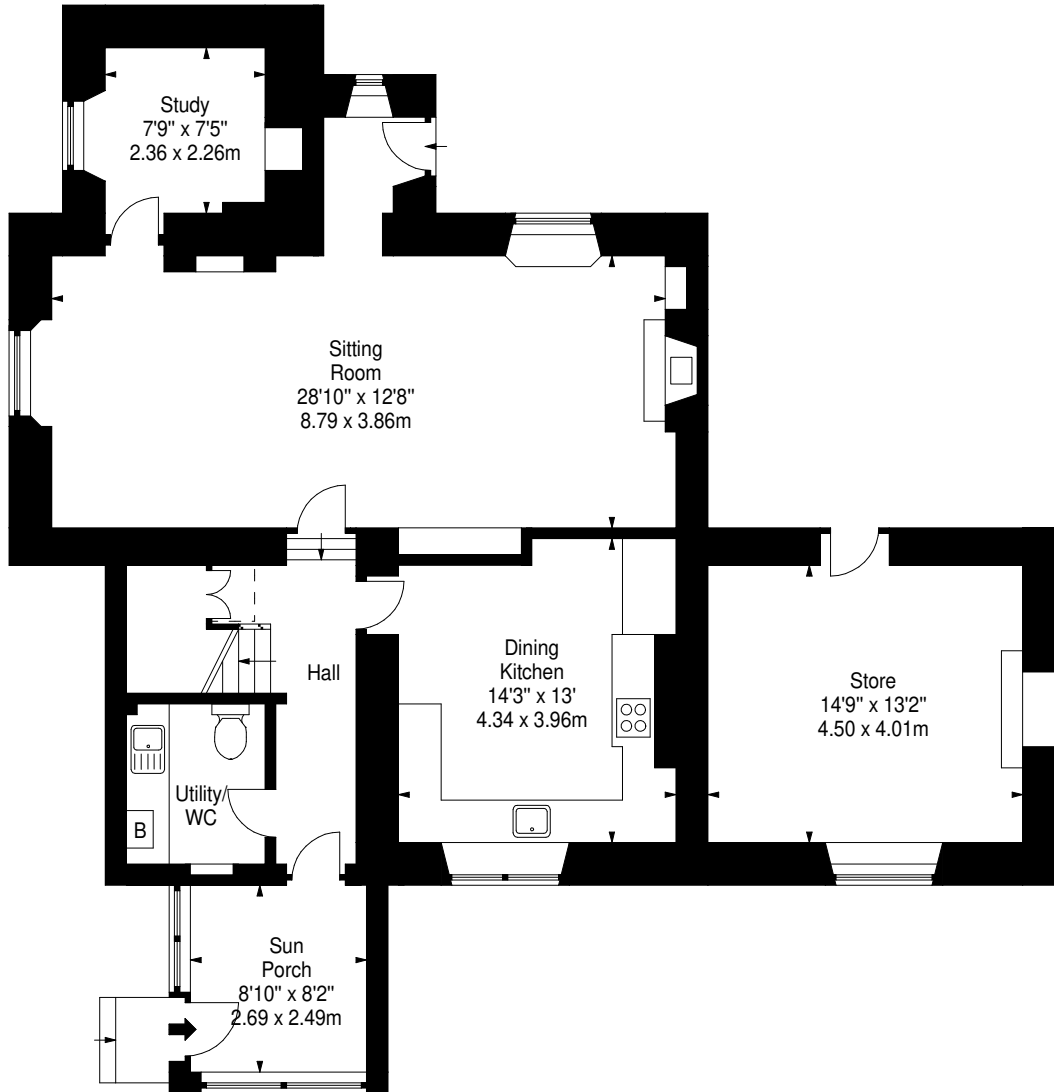




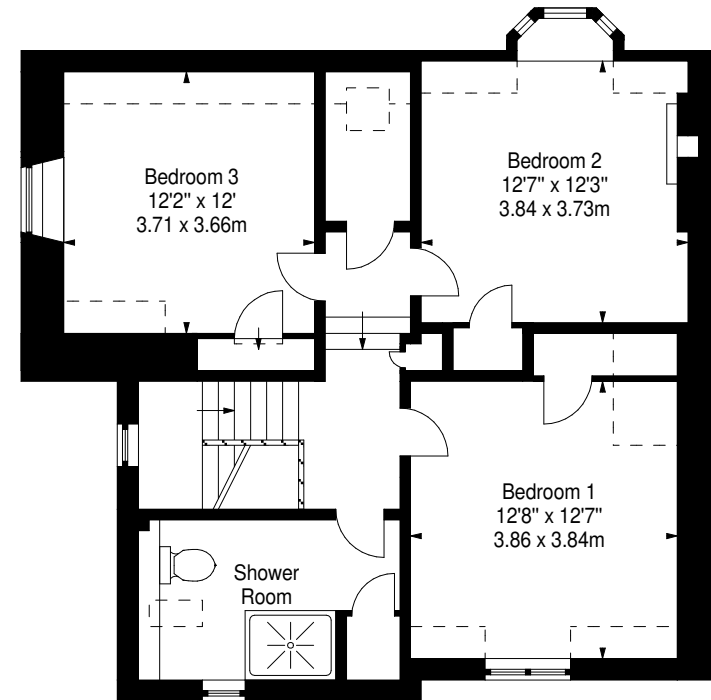
**Gardeners Cottage,
Methven,
Perth,
Perth and Kinross, PH1 3SU**



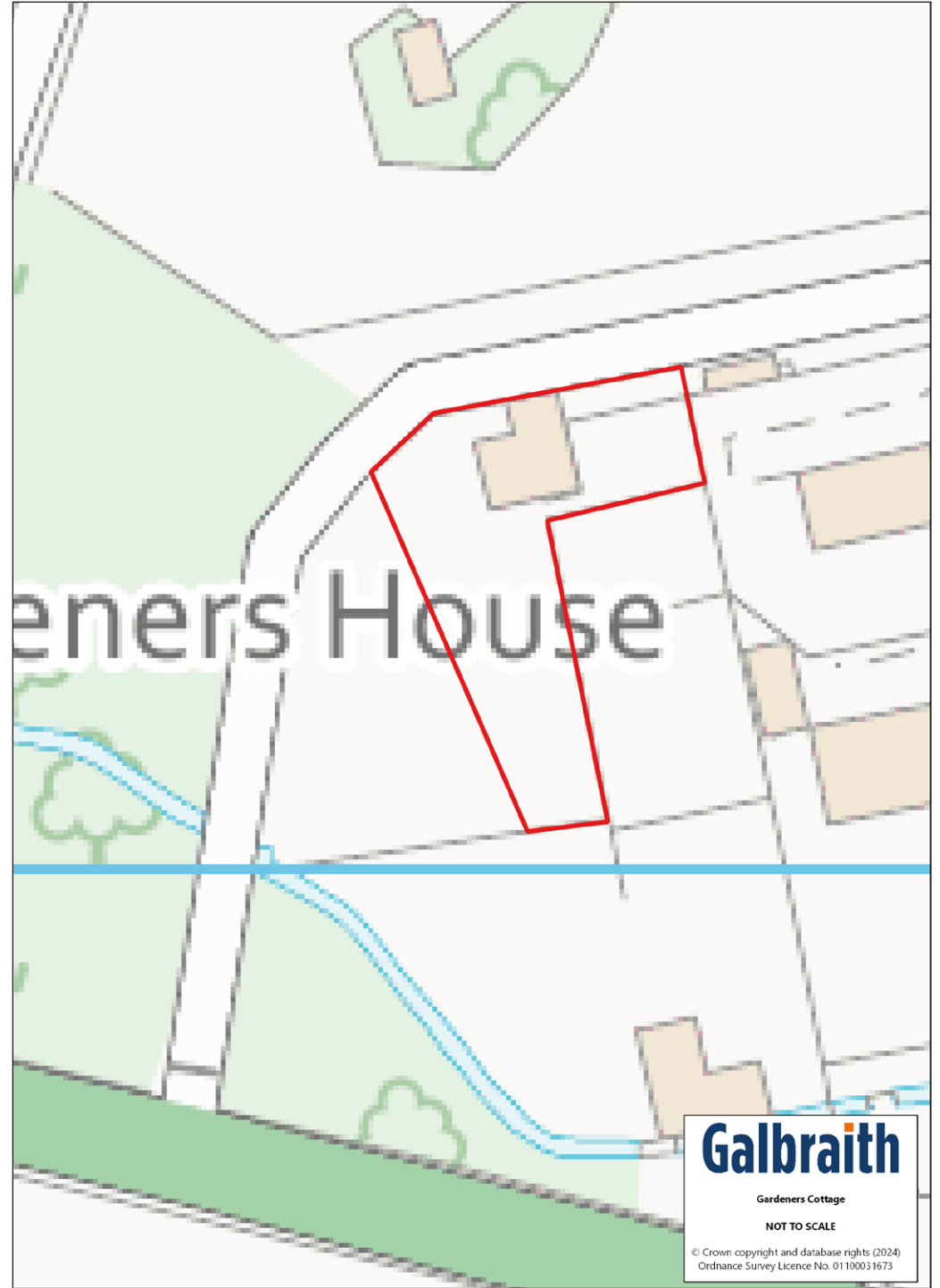
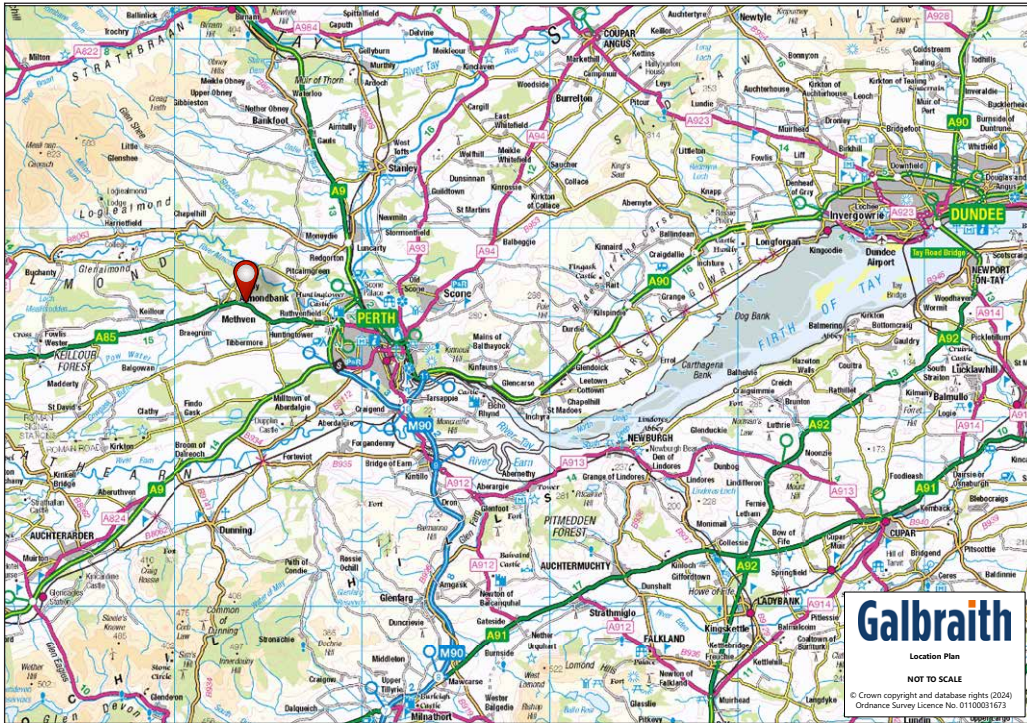
Approx. Gross Internal Area
1957 Sq Ft - 181.81 Sq M
(Including Store)
For identification only. Not to scale.
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Ground Floor



First Floor





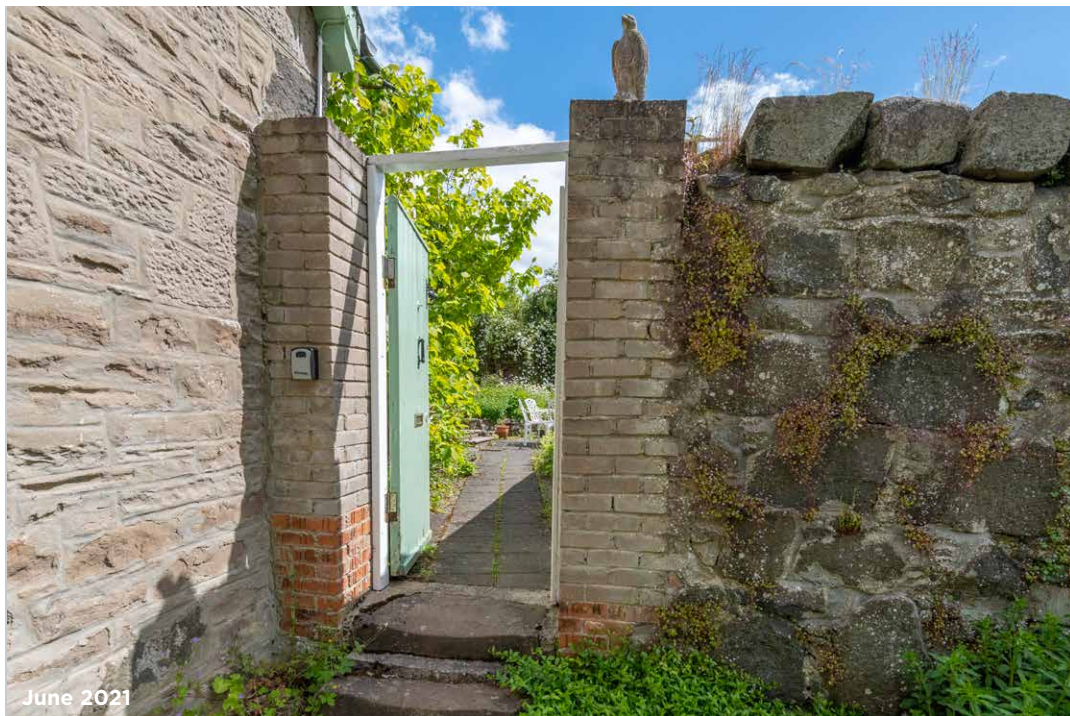
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