

Galbraith

THE STEADING, WHITEHILL FARM

STANLEY, PERTH, PERTH AND KINROSS



THE STEADING, WHITEHILL FARM, STANLEY, PERTH, PERTH AND KINROSS

Beautiful family home with superb accommodation and a generous garden in a peaceful, easily accessible location

Luncarty 4 miles ■ Perth 8 miles ■ Edinburgh city centre 53 miles

Acreage 1.10 acres

Offers Over £475,000

- 2 reception rooms. 3/4 bedrooms
- Spacious reception spaces with ample natural light
- Generous bedrooms with integrated storage
- Beautiful landscaped garden with raised beds and patio
- Paddock with wildflower meadows, butterfly beds and a pretty pond.
- Fantastic peaceful location with excellent proximity to the A9



Galbraith

Perth
01738 451111
perth@galbraithgroup.com

 OnTheMarket



SITUATION

The Steading is set within rural, attractive countryside and within easy reach of the A9 and Perth. Located about 1 mile along a private track and within a group of 3 houses, the property offers a peaceful and accessible situation. Luncarty is the closest village and provides excellent facilities including a primary school and a village shop. The 'Fair City' of perth is just 20 minutes' drive and provides an excellent range of facilities including supermarkets, local and national retailers, primary and secondary schooling and a hospital as well as a concert hall, two museums, and a wide variety of sports clubs and recreational activities.

The Steading is ideally placed to make the most of the local opportunities for varied outdoor pursuits and sports such as walking, cycling, many golf courses and horse riding opportunities. The property is also well placed to take advantage of the excellent local transport connections with the A9 motorway being just 4 miles away, a bus and train station in Perth and Edinburgh airport can be reached in under an hours drive.

DESCRIPTION

The Steading has generous and flexible accommodation with high quality and tasteful fixtures and fittings. There is a good sized vestibule, which leads to the breakfasting kitchen and a wc. The dual aspect family kitchen, with attractive wall and base units complimented with a granite work surface, includes an integrated fridge freezer, dishwasher, microwave, electric hob and oven. The adjacent utility has a further range of units identical to the kitchen, with plumbing for a washing machine, hot water tank cupboard and doors leading to the garden and the integral double garage.

The sitting room has a wood burning stove and doors leading to the garden. There are three double bedrooms, all having integrated wardrobes, two with an en-suite shower room and one with a Jack and Jill bathroom with a separate shower. The hall, with wooden flooring has two useful storage cupboards. There is a further room, accessed from the hall which has previously been used as an

office, it would make an ideal dining room or fourth bedroom. The house is naturally light, with tasteful fittings complimenting the style of the property.

ACCOMMODATION

Vestibule, WC, Dining Kitchen, Utility, Sitting Room, Dining Room / Bedroom 4, 3 Bedrooms, 2 En-Suite Shower Rooms, Jack & Jill Bathroom, Double Garage

GARDEN AND GROUNDS

The Steading has a delightful garden space which is private and has been beautifully landscaped by the current owners. There is a lovely wrap around patio which can be access from the sitting room and the utility and leads onto a manicured lawn with mature trees, paths and raised vegetable beds.

The garden then extends into the paddock which has been planted with wildflower meadows by the current owners who have also created a beautiful pond and planted trees and hedging to create a beautiful space filled with biodiversity while also providing a myriad of colour through the summer.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Private	Freehold	Oil	Band F	C	FTTC	YES

ACCESS

The steading is access along a shared access track.

DIRECTIONS

From Perth, head North and take the first turning signposted Redgorton. Turn left onto the B8063, continue, taking the first right turn signposted for Battleby continue for 1.5 miles then turn right signposted for Moneydie. Continue for 0.7 miles driving through the hamlet and turn left opposite an agricultural shed. Continue on the private track for 1 mile, where the track forks, turn right and the property is located ahead.

POST CODE

PH1 4PX

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///rigid.drip.searcher

SOLICITORS

Macnabs LLP, 10 Barossa Place, Perth, PH1 5JX. T: 01738 623432

LOCAL AUTHORITY

Perth and Kinross Council, Pullar House, 35 Kinnoull Street, Perth, PH1 5GD. Tel: 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.

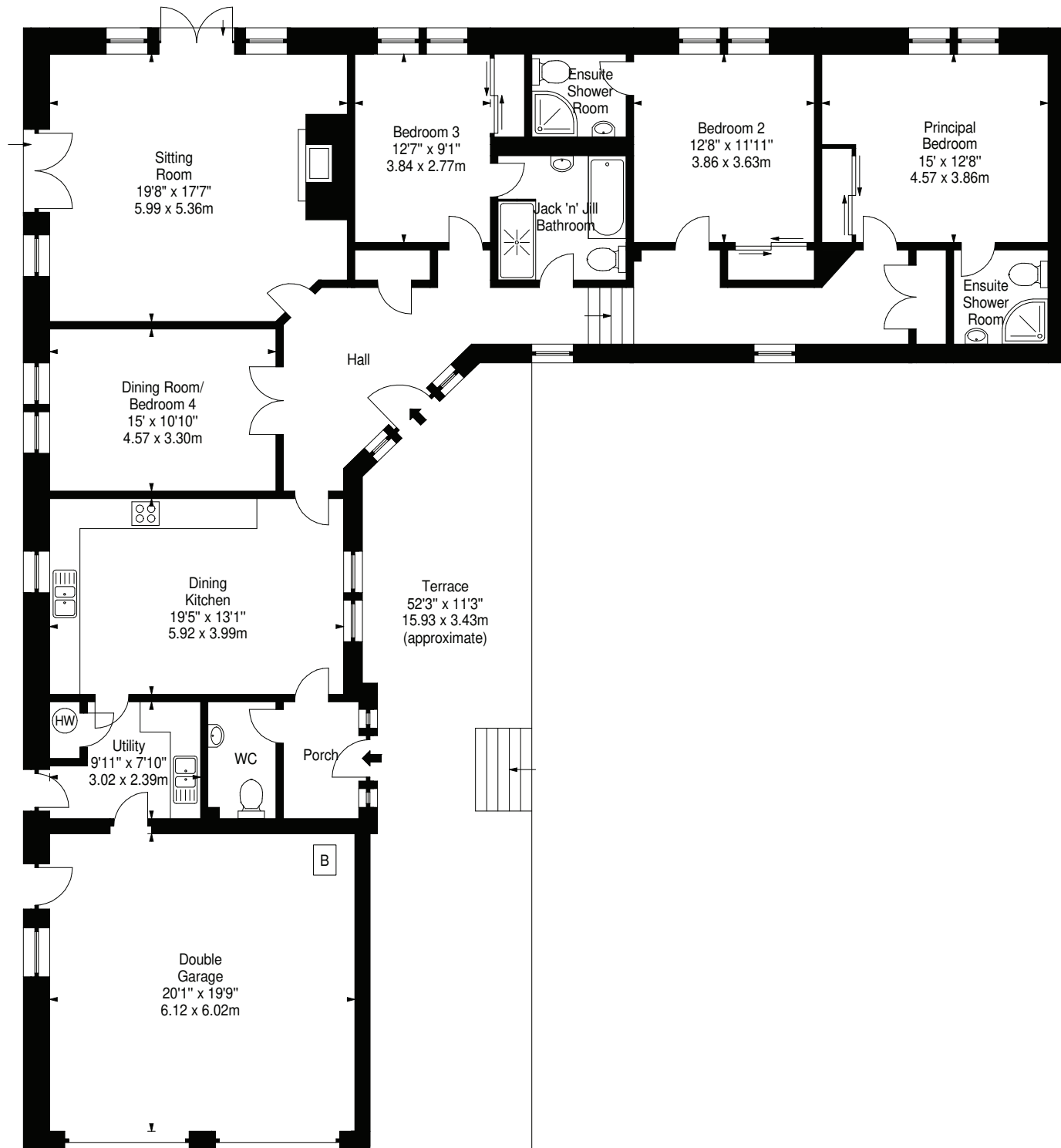
IMPORTANT NOTES

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 July 2024.

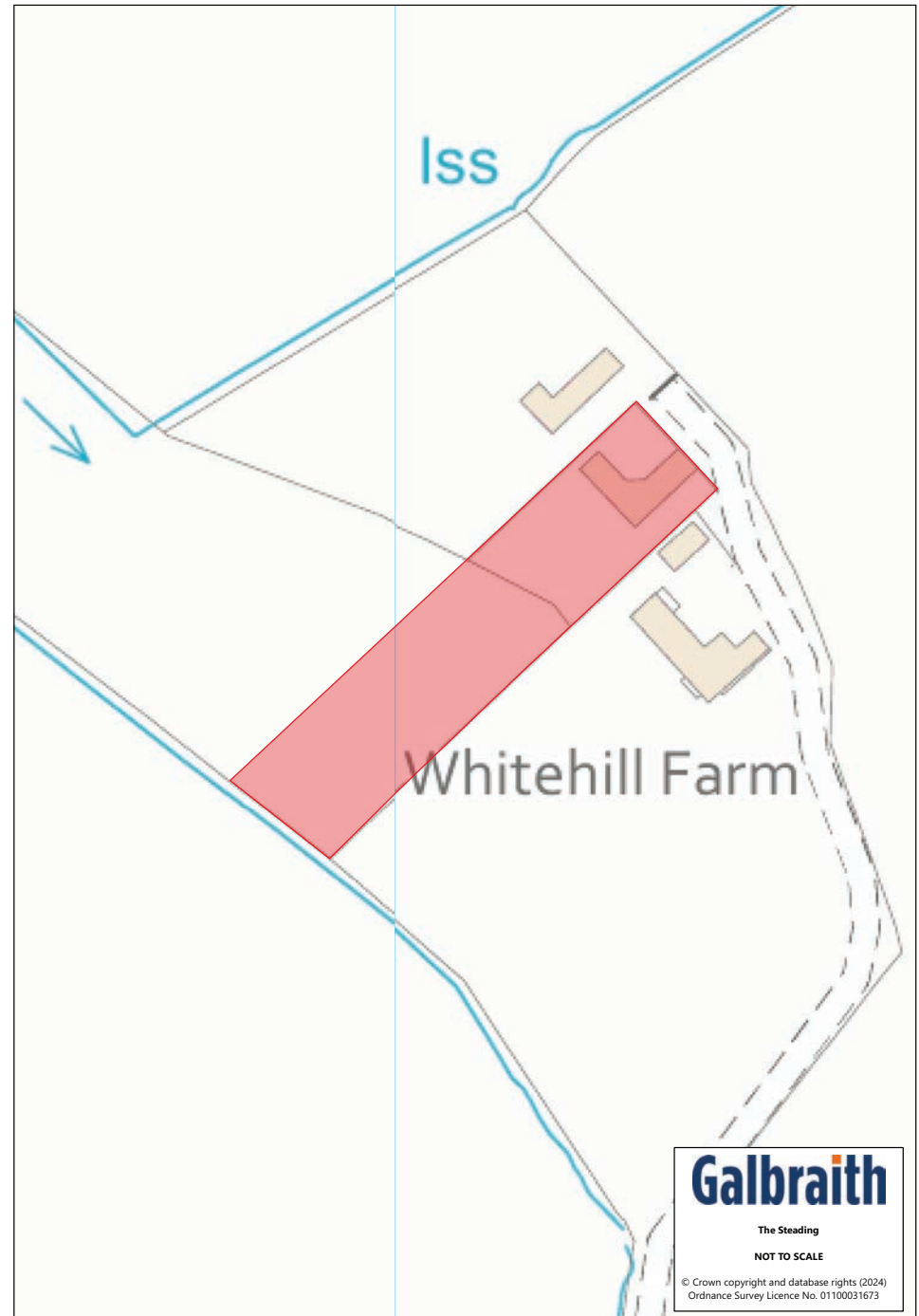
**The Steading,
Whitehill Farm,
Moneydie,
Perth and Kinross, PH1 4PX**



Approx. Gross Internal Area
2370 Sq Ft - 220.17 Sq M
(Including Double Garage)
For identification only. Not to scale.
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Ground Floor





Galbraith


RESPONSIBLY PRINTED
PLEASE RECYCLE