

**Galbraith**



**GLENCROFT**

ABERNETHY, PERTH, PERTH AND KINROSS







## GLENCROFT, ABERNETHY, PERTH, PERTH AND KINROSS

Delightful 3/4 bedroom bungalow with lovely paddocks and super views over the River Tay in a commutable location

Abernethy 2 miles ■ Bridge of Earn 4.3 miles ■ Perth 9 miles

Acreage 9.76 acres (3.95 hectares)

Offers over £460,000

- 2 reception rooms. 3/4 bedrooms
- Light and bright reception spaces with ample natural light
- Flexible accommodation with plenty of storage space.
- Stables and well maintained paddocks extending to approximately 10 acres.
- Scenic views over the surrounding countryside and the River Tay.
- Commutable location close to the M90 running between Perth and Edinburgh

**Galbraith**

Perth  
01738 451111  
perth@galbraithgroup.com

 OnTheMarket





### SITUATION

Glencroft is situated 2 miles south of Abernethy, a pretty village equipped with essential day-to-day facilities such as a village shop, garage, primary school, cafes and some lovely independent shops. Bridge of Earn, a popular and highly sought after village is only 4.3 miles north west and provides further facilities including a small Co-op Shop, cafes and restaurants, a primary school, a pharmacy and a range of shops.

The 'Fair City' of Perth of Perth can be reached in just 15 minutes by car and provides an excellent range of city amenities including local and national retailers, supermarkets, hospital, theatre, cinema, restaurants, as well as a railway and bus station with regular services to Edinburgh and Glasgow. Perth is also home to the University of the Highlands and Islands.

The surrounding area of Perthshire offers a wealth of recreational opportunities and is well suited to the outdoor enthusiast for walking, cycling and horse riding. The area around Glencroft is home to a wide array of wildlife and there is easy access to particularly outstanding and varied countryside with hills, woodland, river and rolling farmland. There are a number of golf courses locally including three golf courses available in Perth and numerous championship courses at St Andrews. Shooting and fishing can be taken in the nearby area.

### DESCRIPTION

Glencroft is a well-presented bungalow with a harled exterior under a pitched slate roof, the property has a bank of solar panels on the roof which benefit from a Feed In Tariff. A useful utility room leads to bright and airy reception spaces comprising an open plan dining room, leading to a lovely kitchen and a sitting room with a wood burning stove and lovely views overlooking the surrounding countryside and down to the River Tay. Glencroft has a generous master bedroom with an en-suite and ample storage, as well as a further 2 double bedrooms, a family bathroom and a study which has the flexibility to be a fourth bedroom.





## ACCOMMODATION

Entrance Vestibule/utility, Dining Room/Kitchen, Sitting Room, Master Bedroom with En Suite, 2 Double Bedrooms, Study/Bedroom, Family Bathroom.

## GARDEN AND GROUNDS

Glencroft sits within its own well maintained garden grounds which provide lovely structure and maturity surrounding the house. There is a good sized gravel parking area which has an electric car charging point, leading from this is a wrap around patio which provides ample seating space for outdoor dining, hosting friends and family, and enjoying the views. To the rear of the property is a beautiful border full of mature shrubs and bushes providing ample space for wildlife as well as colour all year round. To the front is a lovely lawn area with hedging to provide privacy from the road.

Glencroft has excellent paddock space with the total area extending to approximately 10 acres. There is natural shelter provided by trees and hedging and the paddocks have been maintained in excellent condition. This space provides the ideal opportunity for equestrian or small holding use at Glencroft. There is a livestock field shelter in one of the paddocks that would be available by separate negotiation, please contact the selling agents for further details.

Adjacent to the house is the stable block with two spacious loose boxes, a lean to hardstanding area which leads to the paddocks, and a further lean to providing storage and a shelter area suitable for sheep and goats. There is also a useful round pen which is ideal for working with horses.

## SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

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

## FLOOD RISK

Glencroft is not located in an area with a risk of flooding.  
Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

## ACCESS

Access to Glencroft is had from a private drive off the Drumcairn minor private road.

## DIRECTIONS

From the M90 take the exit at Junction 9 and continue along the A912 following the signs for Abernethy. You will come to a roundabout, take the first exit on the A913 heading for Abernethy. After 1 mile take the right turn signposted for Glenfoot and Strathmiglo. Continue on this road for another mile before turning right. The entrance drive to Glencroft is the first on the right.

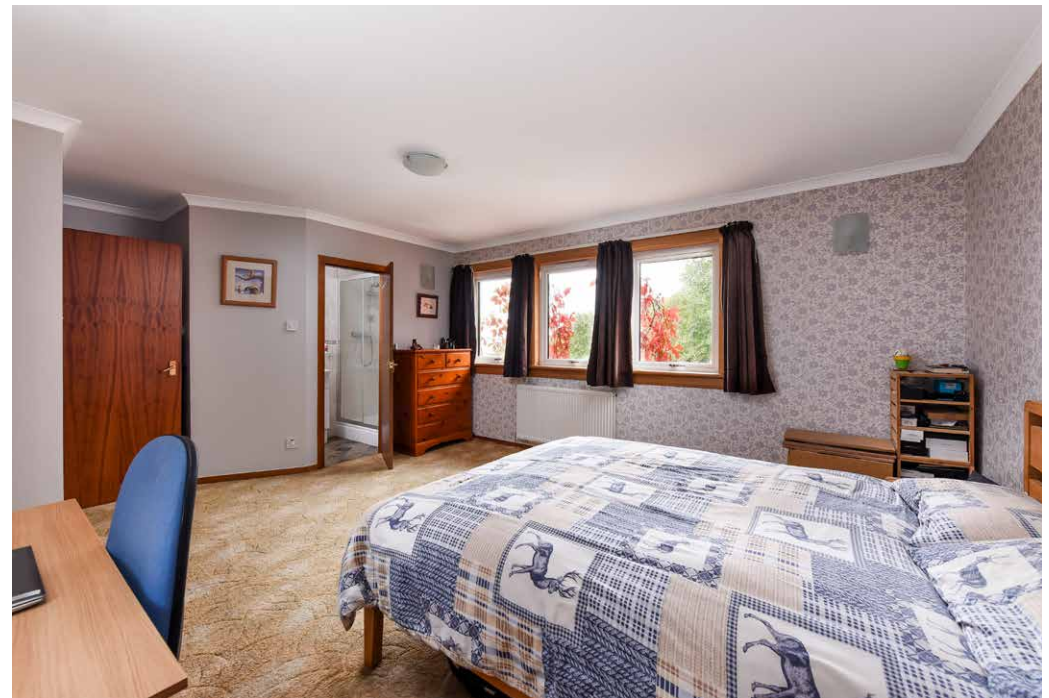
From Abernethy, head west towards Perth on Perth Road. After 1 mile, take a left signposted for Glenfoot and Strathmiglo. Continue on this road for another mile before turning right. The entrance drive to Glencroft is the first on the right.

## POST CODE

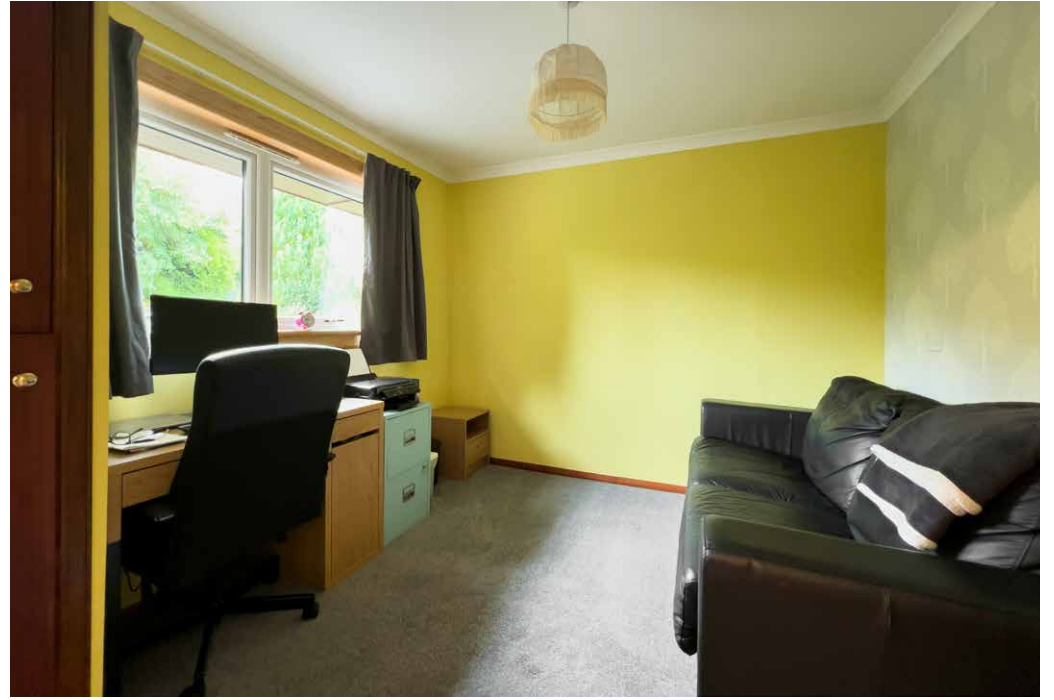
PH2 9LS

## WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: agreement.migrate.quickly









## SOLICITORS

## LOCAL AUTHORITY

Perth and Kinross Council, Pullar House, 35 Kinnoull Street, Perth, PH1 5GD T:01738 475000

## FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars. Furniture may be available by separate negotiation, a field shelter in one of the paddocks may also be available by separate negotiations. Please contact the selling agents for further details.

## 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

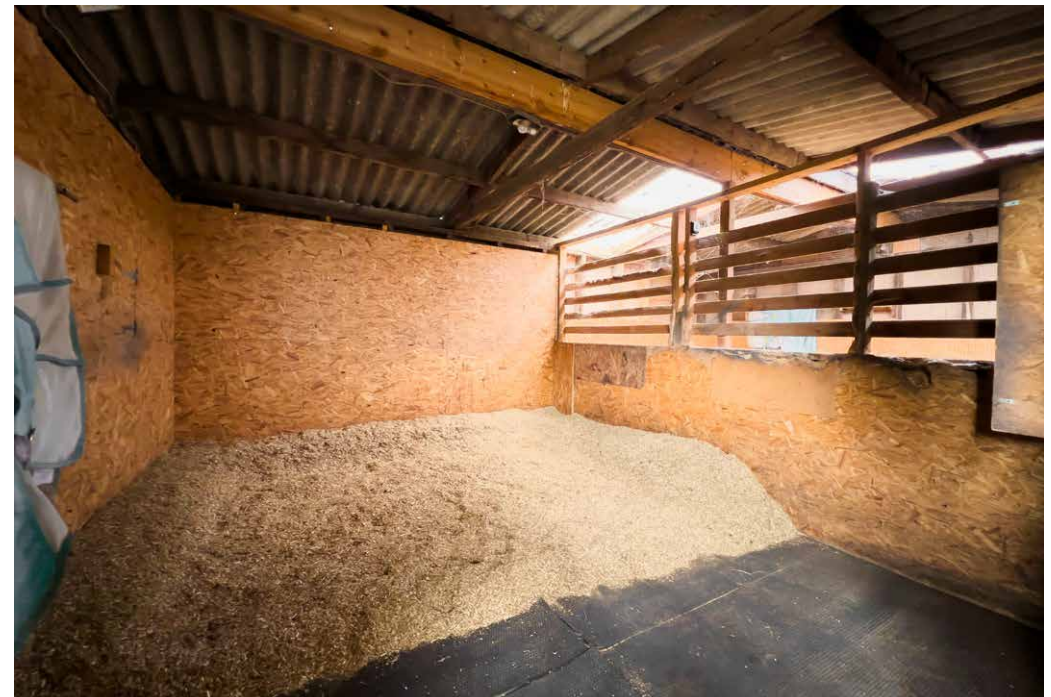
Failure to provide required identification may result in an offer not being considered.

## HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

## IMPORTANT NOTES

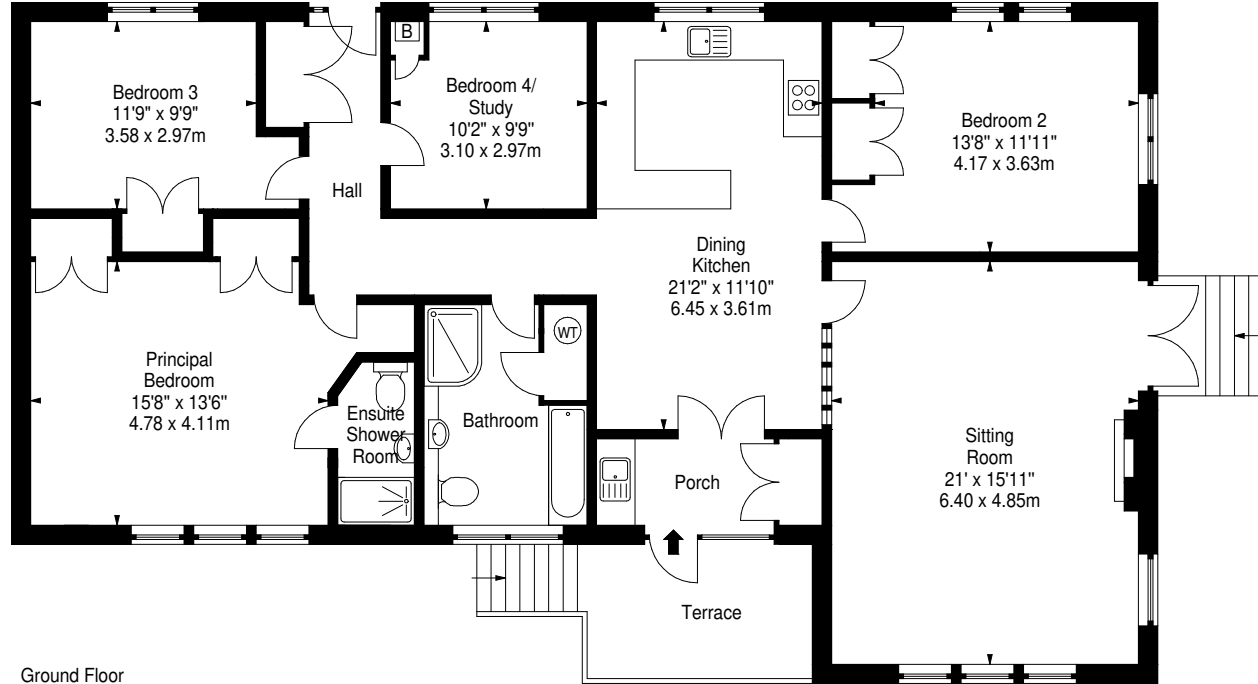
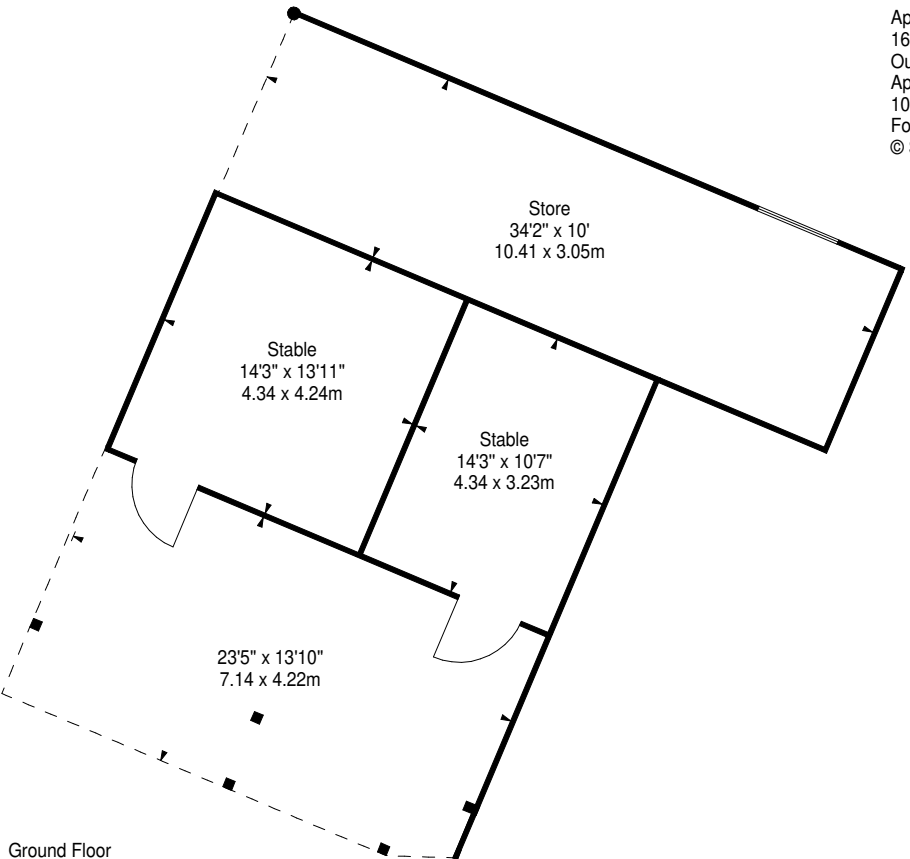
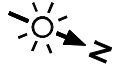
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are 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 October 2024.



**Glencroft,  
Abernethy,  
Perth and Kinross, PH2 9LS**



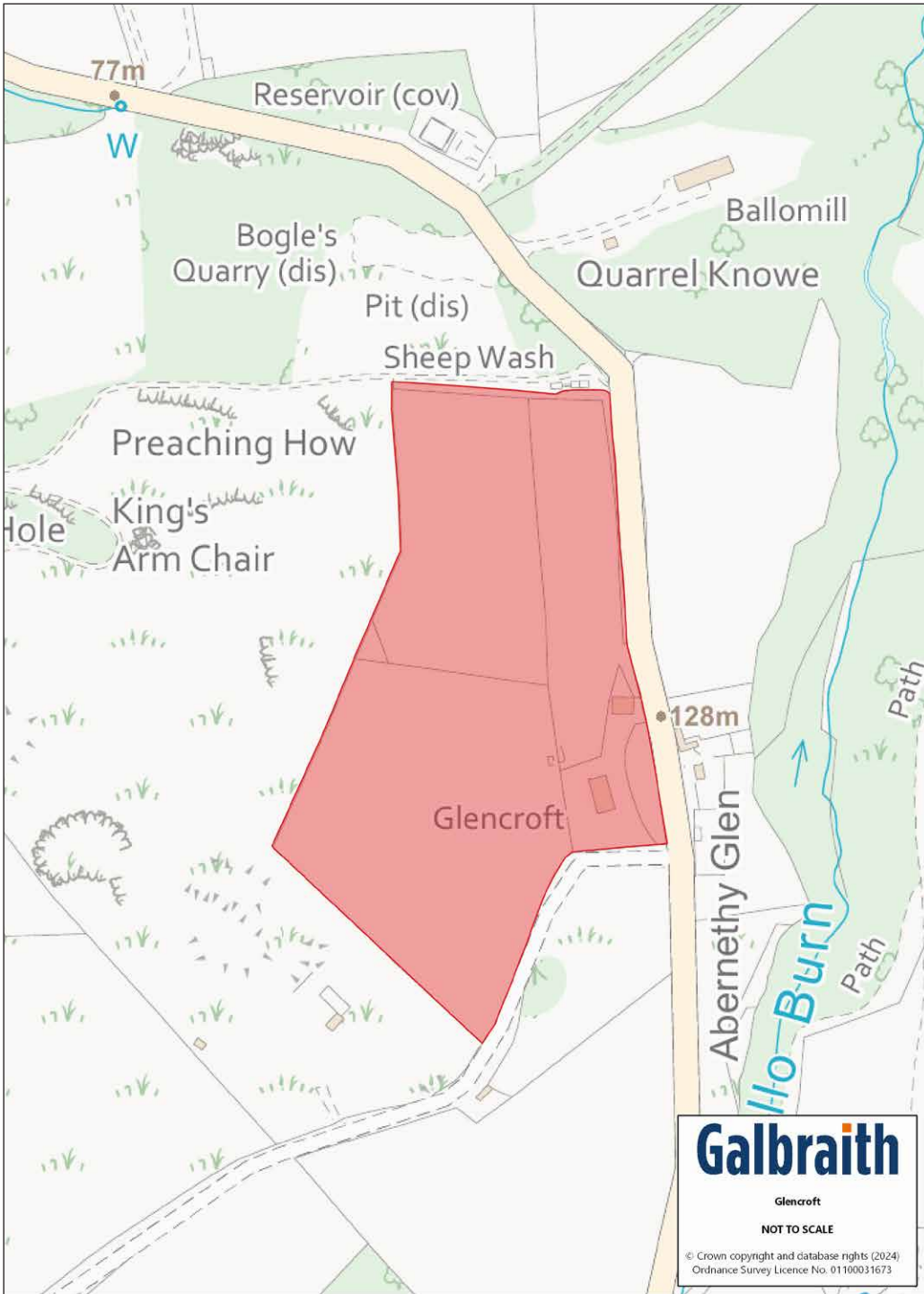
Approx. Gross Internal Area  
1640 Sq Ft - 152.36 Sq M  
Out Building  
Approx. Gross Internal Area  
1046 Sq Ft - 97.17 Sq M  
For identification only. Not to scale.  
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