



MAYVIEW

ARDARGIE, FORGANDENNY, PERTH, PERTH AND KINROSS

Galbraith



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ARDARGIE, FORGANDENNY, PERTH, PERTH AND KINROSS

Beautiful family home with excellent reception spaces and private gardens in a sought after location

Forgandenny 1.9 miles ■ Bridge of Earn 4.8 miles ■ Perth 9 miles
Edinburgh 45 miles

Offers Over £480,000

- 3/4 reception rooms. 3/4 bedrooms
- Spacious reception spaces with excellent flexibility
- Generously proportioned accommodation with ample natural light
- Delightful private gardens
- Highly commutable location

Galbraith

Perth
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 OnTheMarket





SITUATION

Mayview lies just on the edge of the hamlet of Ardarvie in central Perthshire. The pretty village of Forgandenny is just 1.9 miles drive to the north and provides a church, primary school and the very well regarded Strathallan School. Bridge of Earn is just 10 minutes drive and provides an excellent range of local amenities including a village shop, primary school, chemist, and bus links to Perth.

The 'Fair City' of Perth can be reached in about 20 minutes drive and provides an excellent range of city amenities including local and national retailers, cafes and restaurants, supermarkets, a hospital, a range of sports clubs and a bus and train station, both with excellent transport links across Scotland. The centre of Edinburgh, Scotland's capital city, can be reached in approximately 1 hour drive and the airport in approximately 50 minutes. Glasgow can also be reached in just over an hour drive.

Mayview is well positioned for a number of independent schools within a convenient distance including Strathallan, Dollar Academy, Kilgraston, Glengalmond College and Craigclowan Preparatory School. This area of Scotland is well provided for many recreational opportunities available locally. Perthshire has an excellent network of paths and trails for walking and cycling and the nearby Ochil Hills provide excellent spaces to enjoy nature. For the golfer there are a number of courses available locally including 9 hole course at Dunning and Milnathort as well as the famous Gleneagles Hotel golf courses just 20 minutes drive away.

DESCRIPTION

Mayview is a delightful traditional house which is formed of two parts, the original Victorian house which was the gardener's cottage for Ardarvie House and then the extension which was added in the 90s which created greater reception spaces and increased the accommodation. The original house and the later extension work well together to create a spacious family home.

Upon entering through the generous vestibule the entrance hall leads to what was the traditional



kitchen which has become a delightful family room, an ideal space for family life with an Aga, this leads on to the kitchen which has a good range of wall and base units and ample room. The family room also leads to a spacious sitting room which enjoys access directly onto the deck as well as a woodburning stove. Beyond the sitting room is the south-facing sunroom, this lovely room is ideal for enjoying the summer weather and connects the kitchen and the sitting room allowing the reception spaces to flow from one to the next. The ground floor is completed by a lovely dining room/double bedroom/playroom with ample storage as well as a utility/WC with a back door to the garden.

On the first floor there is a spacious double bedroom, lovely family bathroom and a dressing room/playroom in the original Victorian part of the house, while in the newer extension there is the master bedroom with an ensuite shower room and a double bedroom with an ensuite shower.

ACCOMMODATION

Ground Floor: Vestibule, Entrance Hall, Family Room, Sitting Room, Sunroom, Kitchen, Dining Room/Double Bedroom, WC.

First Floor: Master Bedroom with EnSuite, Double Bedroom with EnSuite, Double Bedroom, Dressing Room/Playroom, Family Bathroom

GARDEN

Mayview benefits from a lovely private position with a generous front and back garden providing ample space around the house. The gravel driveway leads to a double garage and ample space to park multiple cars. On either side of the driveway is mature lawn with fruit trees and native plants providing structure and screening. Leading to the front door is the spring garden, a delightful space which is designed to provide lots of colour and structure early in the year. An attractive deck leads around the side of the house and into the front garden, providing a superb space to sit and enjoy the summer weather and have outdoor dining. The front garden is a delightful private space

with mature trees and shrubs lining a pleasant lawn and summer borders providing delightful colour.

Mayview enjoys a delightful position right next to the Water of May, just a short walk through the woodland there are two swimming holes which can be enjoyed and the surrounding woodland is filled with wildlife which can be enjoyed from the house.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

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

ACCESS

Mayview has a private access drive directly from the public road.

DIRECTIONS

From Forgardenny take the B935 west, after approximately 0.5 miles take the left turn signposted Ardrargie. Follow the road for approximately 1 mile then turn right into Ardrargie. Follow the road to the left then at the roundabout take the 3rd exit onto Yew Lane. At the T junction turn right and follow the track down to Mayview.

POST CODE

PH2 9DG

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///tiles.shortage.dignitary



SOLICITORS

Gillespie MacAndrew, Broxden House, Lamberkine Drive, Broxden Roundabout, Perth, PH1 1RA T: 01738 231000

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.

VIEWINGS

Strictly by appointment with the Selling Agents.





Mayview,
Ardargie,
Forgandenny,
Perth,
Perth and Kinross, PH2 9DG



Approx. Gross Internal Area
2408 Sq Ft - 223.70 Sq M
(Including Garage)
For identification only. Not to scale.
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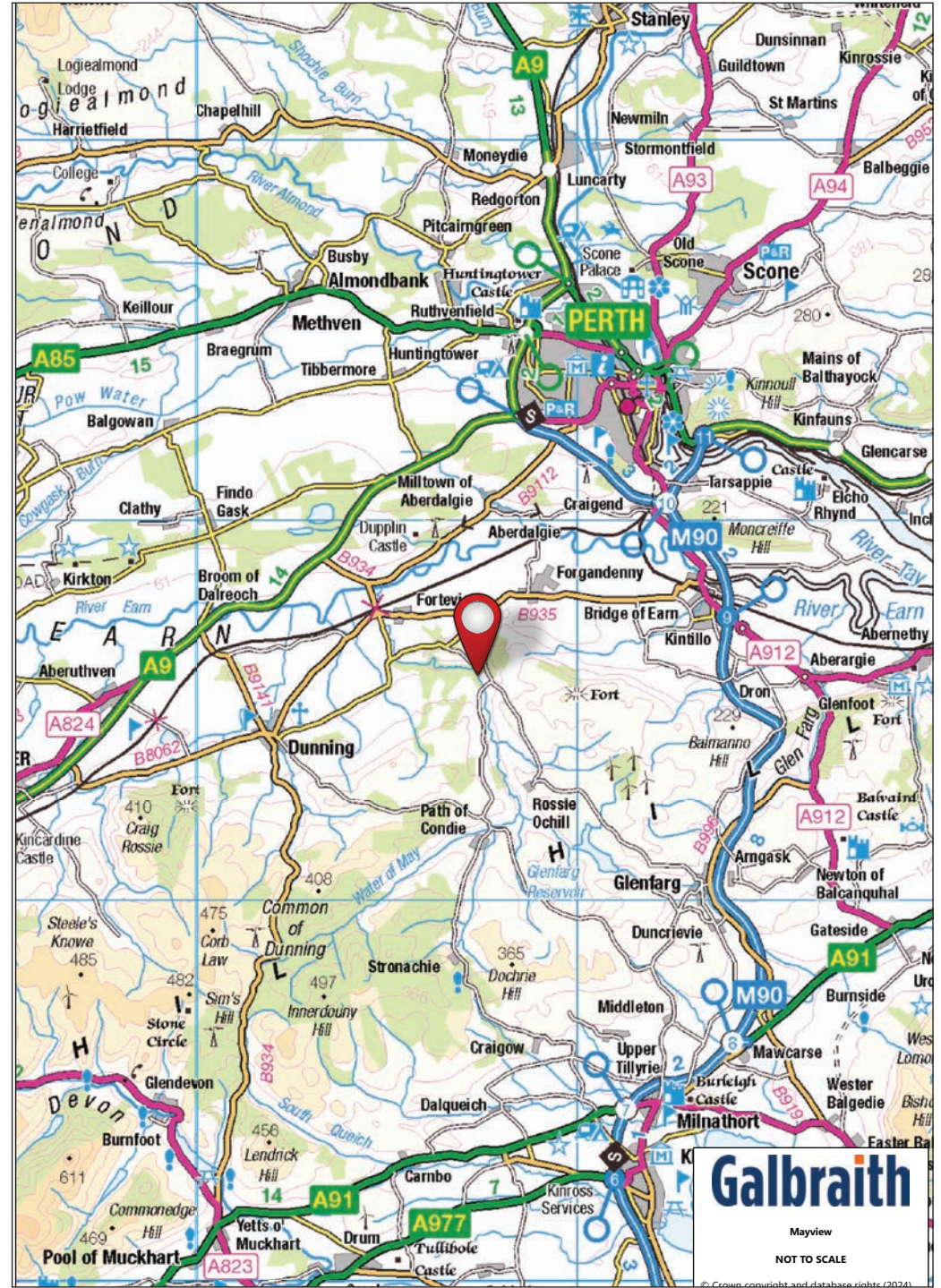
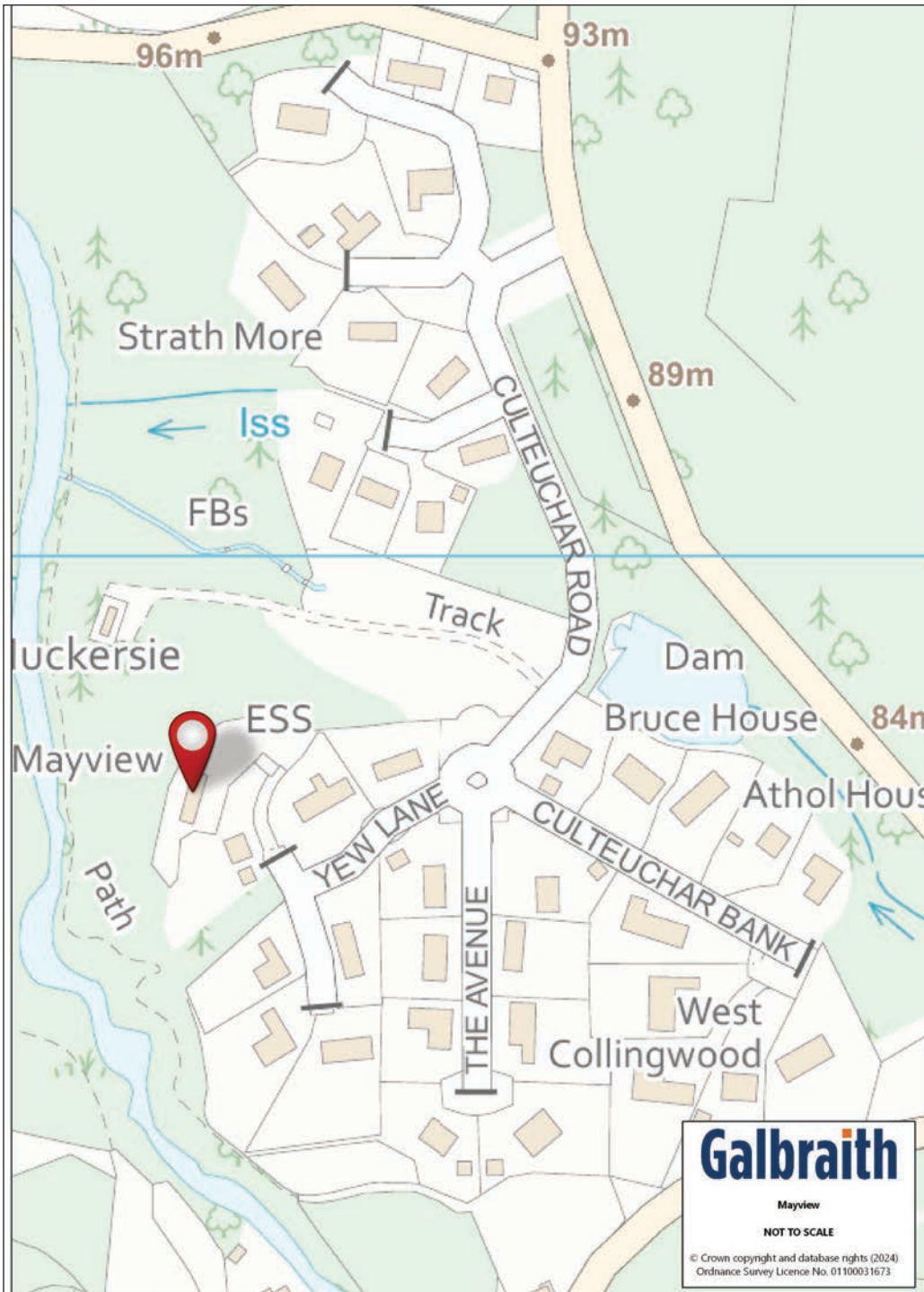
ANTI MONEY LAUNDERING (AML) REGULATIONS

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.





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