

Galbraith



# MARLOCH

BALCAIRN FARM, KINLOCH, BLAIRGOWRIE, PERTH AND KINROSS



# MARLOCH, BALCAIRN FARM, KINLOCH, BLAIRGOWRIE, PERTH AND KINROSS

Lovely 3-bedroom detached property in a commutable location near Blairgowrie in Perthshire.

Blairgowrie 2 miles ■ Dunkeld 9.5 miles ■ Perth 17.5 miles

Offers Over £395,000

- 3 reception rooms. 3/4 bedrooms
- Generous and light reception spaces
- 3/4 well-proportioned double bedrooms
- Pretty garden grounds with a triple garage and extensive workshop
- Convenient location commutable to Perth and Dundee

**Galbraith**

Perth  
01738 451111  
perth@galbraithgroup.com

 OnTheMarket





### SITUATION

Marloch is situated in Kinloch, a pretty hamlet only 2 miles west of Blairgowrie. The popular and highly sought after town of Blairgowrie provides an excellent array of services including primary and secondary schooling, shops and supermarkets, cafes and restaurants, and a health centre. The fair city of Perth lies 17.5 miles to the south and the city of Dundee 21 miles to the south east, both cities have a wide range of facilities, including theatres, cinemas, restaurants and supermarkets. Perth is home to the University of the Highlands and Islands while Dundee boasts two universities and an airport with regular flights to London. Both Perth and Dundee have railway and bus stations with regular services to Edinburgh and Glasgow.

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 Marloch 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, two in Alyth, Rosemount in Blairgowrie, as well as numerous championship courses at St Andrews. Shooting and fishing can be taken in the nearby area.

### DESCRIPTION

Marloch is an attractive 3/4 bedroom detached property offset from the main road running through Kinloch. The property is of timber frame construction with a stone front, block and harling to the rear, and under a slate roof. Upon entering, the impressive dining hall leads to ample reception spaces comprising a generous triple aspect living room with open fire, sunroom with garden access, and a dining kitchen with adjoining utility room and shower room. The ground floor also hosts a double bedroom and additional WC. A fixed staircase leads to the first floor comprising a large mezzanine, master bedroom with ensuite, double bedroom with integrated wardrobes, family bathroom, study and storage room which has scope to be an additional double bedroom.



### ACCOMMODATION

Ground Floor: Entrance Dining Hall, Living Room, Sunroom, Kitchen, Utility Room, Shower Room, Double Bedroom, WC.

First Floor: Master Bedroom with En-Suite, Double Bedroom, Storage Room, Family Bathroom, Office and Storage / Double Bedroom.

### GARDEN

Marloch is accessed via a private tarmac drive leading to a triple garage with power, extensive workshop and ample space for parking. Marloch is centrally positioned within its garden grounds which are bounded by stone walls. To the rear of the property is a wonderful outdoor patio area with space for outdoor dining and hosting friends and family. The grounds feature areas of lawn, decking, a summer house and a variety of shrubs and bushes providing ample privacy and a myriad of colour. There is also a large storage shed at the rear of the property which can be removed.

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

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

### FLOOD RISK

Marloch is not located in a high risk flood area.

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>





### DIRECTIONS

From Perth, head north on the A93 for approximately 16.7 miles until you reach Blairgowrie. Upon entering Blairgowrie, head west on Dunkeld Road (A923) for approximately 2 miles. The access track to Marloch is the first on the right after passing the Marlee Loch Residential Park.

### POST CODE

PH10 6SD

### WHAT3WORDS

To find this property's access track to within 3 metres, download and use What3Words and enter the following 3 words: artist.bitter.object

To find this property to within 3 metres, download and use What3Words and enter the following 3 words: dockers.defected.reverted

### SOLICITORS

Anderson Beaton Lamond, Bordeaux House, 31 Kinnoull Street, PH1 5EN T:01738 639999

### 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.

### 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.

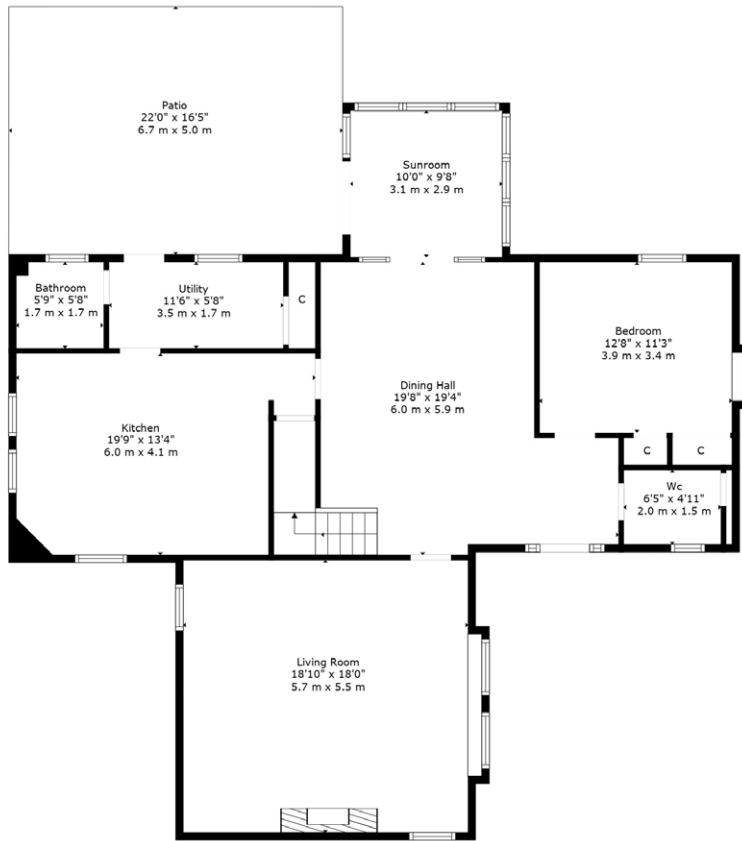
### HEALTH & SAFETY

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.

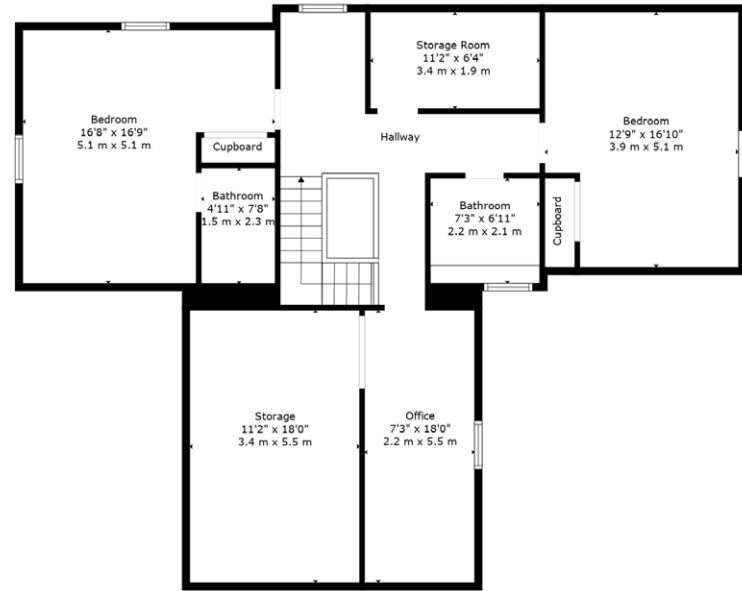
### IMPORTANT NOTES

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 July 2023.

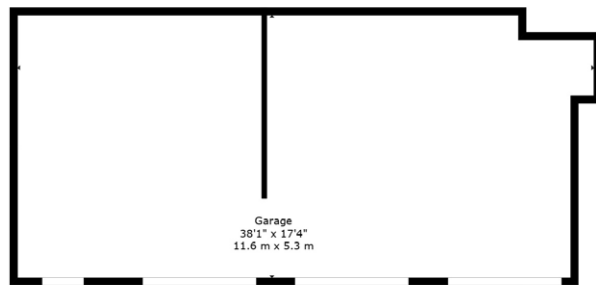




Floor 2



Floor 3



Floor 1

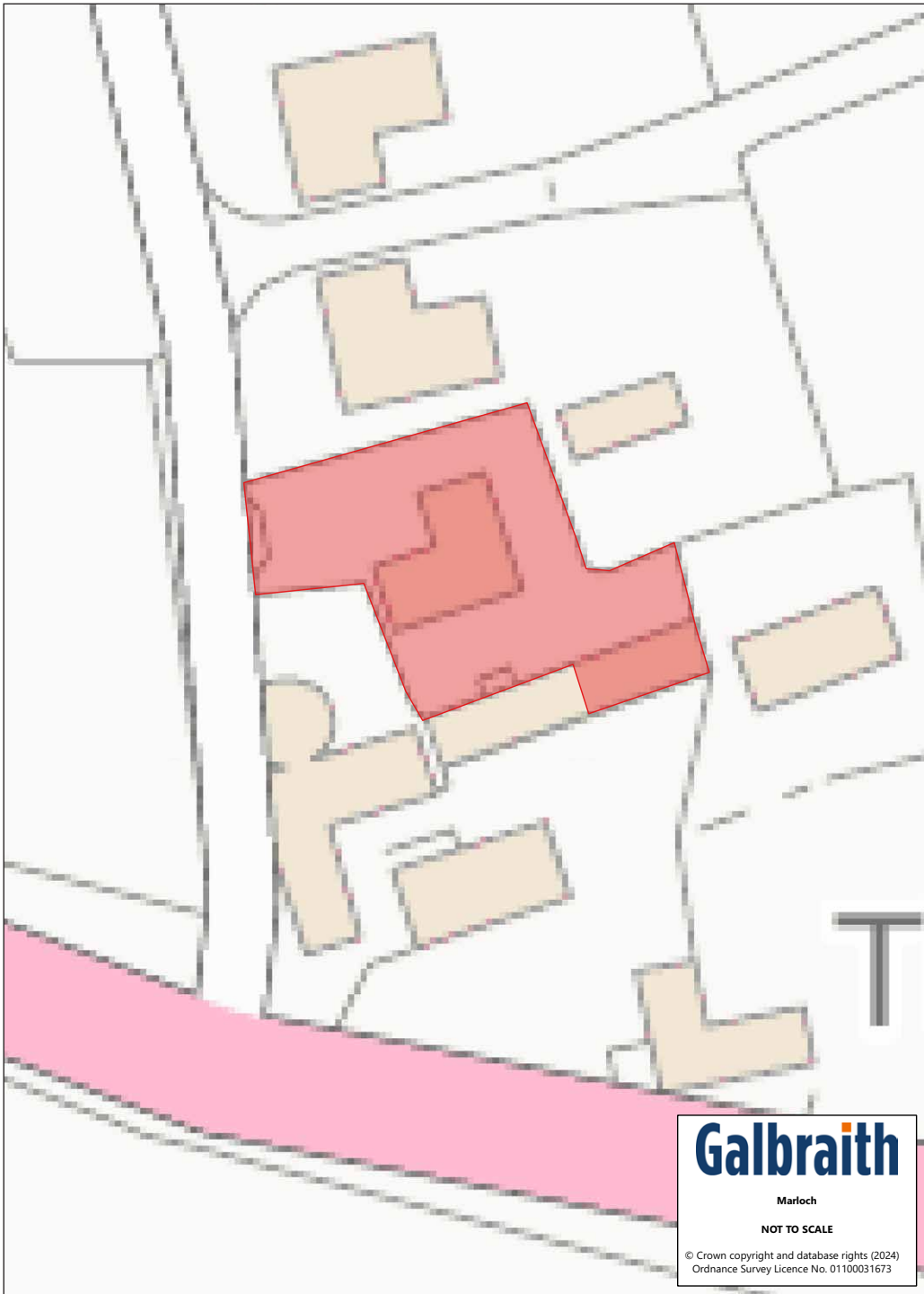
GROSS INTERNAL AREA

BELOW GROUND: 0 sq. ft, 0 m2, FLOOR 2: 1315 sq. ft, 122 m2, FLOOR 3: 984 sq. ft, 91 m2  
 EXCLUDED AREAS: GARAGE: 630 sq. ft, 59 m2, " ": 136 sq. ft, 13 m2, PATIO: 361 sq. ft, 34 m2,  
 STORAGE: 105 sq. ft, 10 m2  
 TOTAL: 2299 sq. ft, 213 m2

Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.









**Galbraith**



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