



TIGH-NA-CREAG

HIGHLAND ROAD, GILMERTON, CRIEFF

Galbraith



TIGH-NA-CREAG, HIGHLAND ROAD, GILMERTON, CRIEFF

Charming family home with pretty gardens in a superb location

Crieff 2 miles ■ Perth 15.6 miles ■ Stirling 23.7 miles ■ Edinburgh 59.1 miles

Offers over £315,000

- 3 reception rooms. 4 bedrooms
- Traditional, detached home full of charm
- Cosy reception spaces with ample natural light
- 4 well proportioned double bedrooms
- Wrap around garden with ample parking
- Rural location in Perthshire and commutable to Edinburgh and Glasgow

Galbraith

Perth
01738 451111
perth@galbraithgroup.com

 OnTheMarket





SITUATION

Tigh Na Creag is situated in a quiet location in the centre of the village of Gilmerton in the County of Perthshire. Gilmerton is a pretty village equipped with a village shop and a bus stop which is a 2 minute walk from the house with connections to Perth and Crieff. Crieff, a very popular and highly sought after town, lies 2 miles to the west and provides a superb range of amenities including a bakery, butcher, supermarket, primary and secondary schooling, supermarket, pharmacy and medical practice, cafes, pubs and restaurants, and a super community centre. Independent schooling is available locally at Morrisons Academy, Ardvreck and Glenalmond. 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 'Fair City' of Perth is only a 30 minute drive to the east and has extensive facilities including primary and secondary schooling, local and national retailers, a concert hall, museums, leisure centre and a 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 less than a 90 minute drive.

Perthshire offers a wealth of recreational opportunities, particular for those keen on outdoor pursuits. For the golfer there are a number of courses nearby including the courses at Crieff, Muthill, Perth and Dunning. Additionally, international courses are easily accessible at The Gleneagles Hotel along with its wide range of 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

Tigh Na Creag is a lovely detached house which boasts wonderful character, formally the church hall the property was converted to a dwelling in the 70s and then extended more recently to provide further accommodation. There is ample reception on the ground floor, the sitting room is welcoming and cosy with the lovely feature fireplace and the sunroom is a delightful place to relax and enjoy the views of the garden. The kitchen is well proportioned and adjoins the sitting room allowing the reception spaces to flow pleasantly together. The ground floor also hosts two spacious double bedrooms which provides lateral living for those that wish as well as useful study spaces if needed.

The first floor extension which has been finished to a high standard and comprises the light filled master bedroom and a generously proportioned double bedroom facilitated by a beautiful family bathroom.

ACCOMMODATION

Ground Floor: Entrance Porch, Kitchen, Sitting Room, Sunroom, 2 Double Bedrooms, Bathroom

First Floor: Master Bedroom, Double Bedroom, Family Bathroom, Mezzanine

GARDEN

Tigh Na Creag lies centrally within its own colourful private garden which wraps around the house creating a peaceful environment. There is a gravel parking area with room for two cars adjacent to the workshop which benefits from insulation, a great work bench and has a window to overlook the front garden. Next to the sunroom is a lovely, raised patio, which is a super little suntrap.

The Bog Burn runs through the garden with a delightful wild area full of wildflowers and mature trees, providing a haven for wildlife with lovely bridges over the water creating an enchanting private space. The more formal gardens are colourful and mature, providing privacy and structure throughout the year.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	Electric	Band D	E	FTTC	YES

FLOOD RISK

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

ACCESS

Access to Tigh Na Craig is via a access drive off the A822 public road.

DIRECTIONS

From Perth, head east on the A85 towards Crieff and Methven. Continue on the A85 for approximately 14 miles. Upon entering Gilmerton, take the second road on the right (A822) opposite the village shop. Take the first right hand track after the church which will lead to Tigh Na Creag.







POST CODE

PH7 3NA

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: unlimited.await.canyons

SOLICITORS

Thorntons Law, Whitefriars House, 7 Whitefriars Crescent Perth PH2 0PA. T: 01738 443456

LOCAL AUTHORITY

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

FIXTURES AND FITTINGS

The Narnia lamp in the garden and all light fittings are not included within the sale. 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

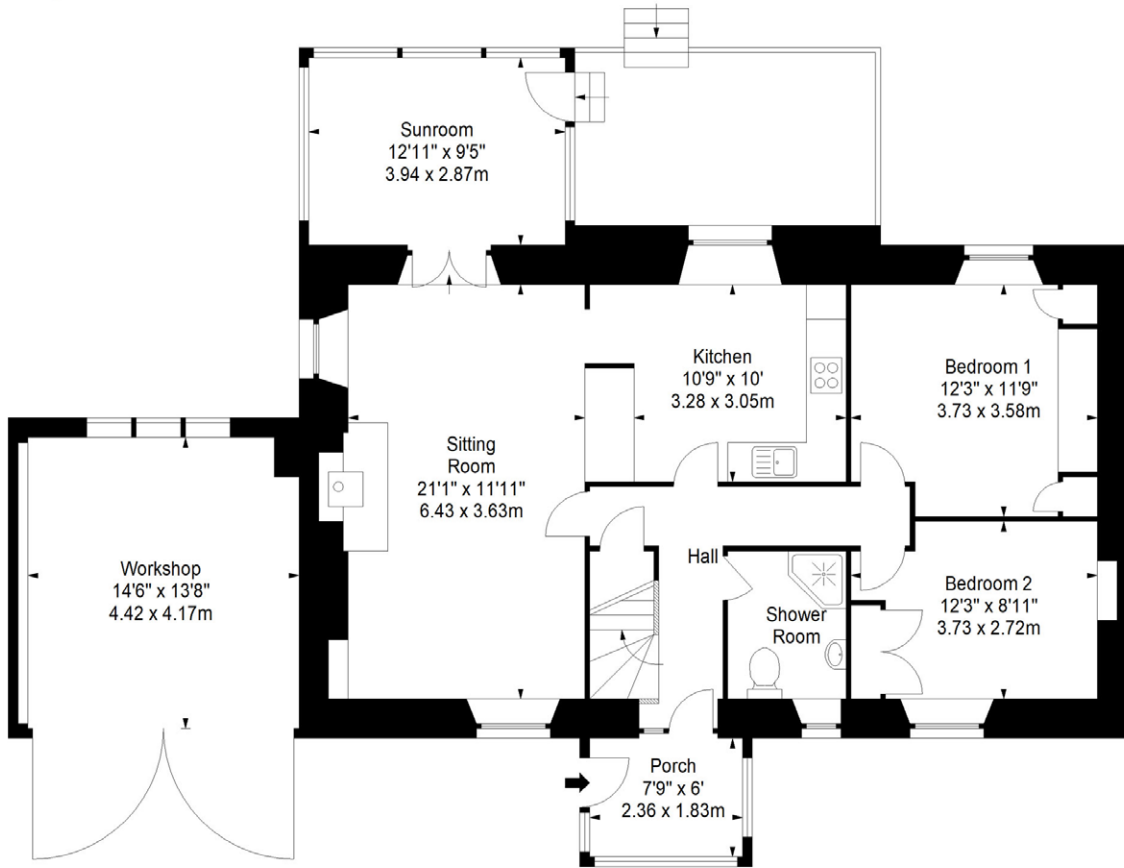
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are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



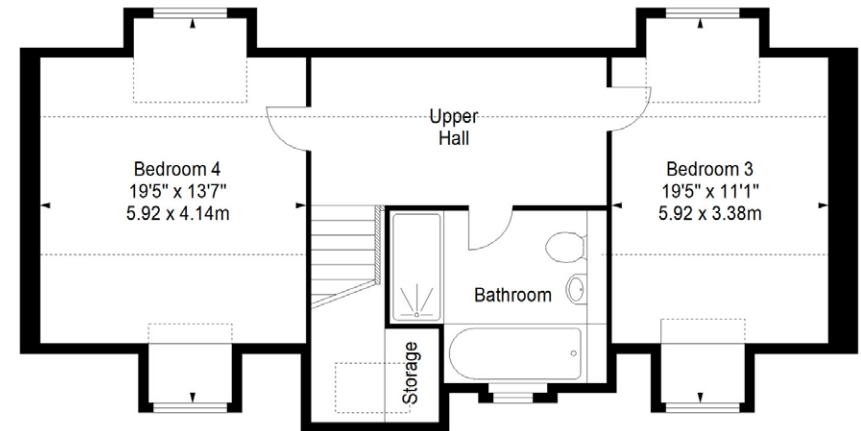
Tigh-Na-Creag,
Highland Road,
Gilmerton,
Crieff,
Perth and Kinross, PH7 3NA



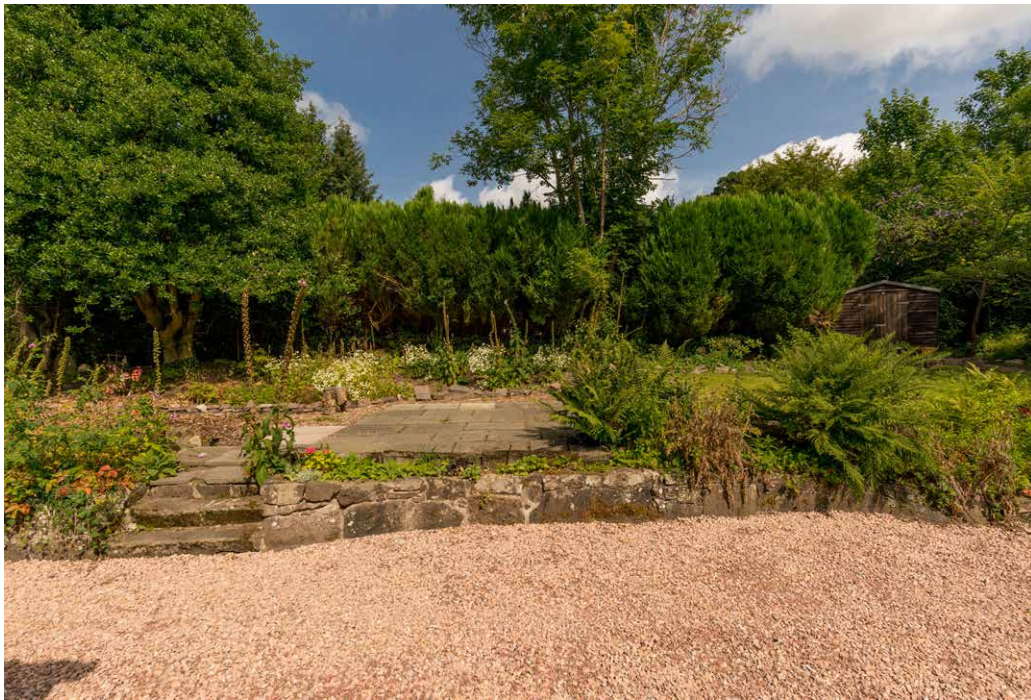
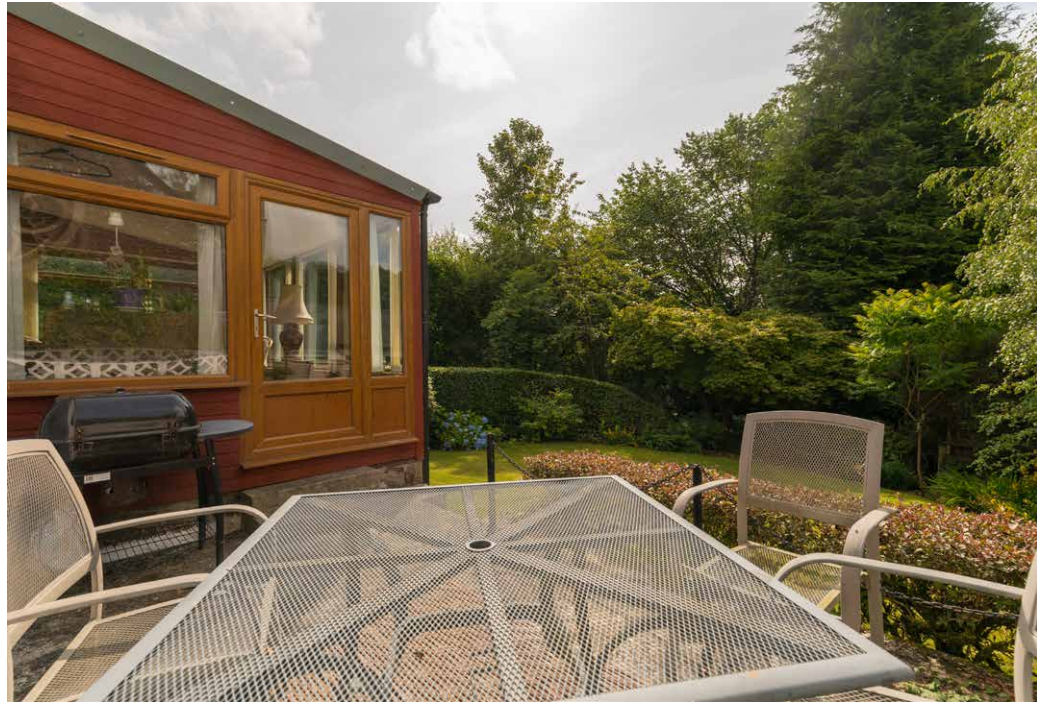
Approx. Gross Internal Area
1925 Sq Ft - 178.83 Sq M
(Including Workshop)
For identification only. Not to scale.
© SquareFoot 2024



Ground Floor



First Floor







Galbraith

Galbraith

RESPONSIBLY PRINTED
PLEASE RECYCLE