



MONKSWOOD

BRIDGE OF CALLY, BLAIRGOWRIE, PERTH AND KINROSS

Galbraith



BRIDGE OF CALLY, BLAIRGOWRIE, PERTH AND KINROSS

A delightful rural cottage with a pretty garden in a highly commutable location

Bridge of Cally 1 miles ■ Blairgowrie 6.5 miles
Glenshee 15 miles ■ Perth 22 miles
Dundee 24 miles ■ Edinburgh 65 miles

Offers Over £250,000

- 1 reception rooms. 2 bedrooms
- Open plan and generous reception space ideal for family life
- Well proportioned double bedrooms
- Highly commutable location close to Blairgowrie, Perth and Dundee
- Quiet and peaceful location in Highland Perthshire
- Pretty garden grounds with summerhouse

Galbraith

Perth
01738 451111
perth@galbraithgroup.com

 OnTheMarket





SITUATION

Monkswood is situated in a quiet rural position just 1 mile west of Bridge of Cally, a pretty hamlet which has good day-to-day facilities such as a post office, shop and the Bridge of Cally Hotel. Blairgowrie, a popular and highly sought after town, lies just 6.5 miles to the south and offers a wider range of amenities such as supermarkets, restaurants and cafes, independent retailers and both primary and secondary schooling as well as a health centre and a community campus.

Perth, known as the 'Fair City', can be reached in about a 40-minute journey by car to the south with national retailers, banks, restaurants, concert hall, theatre, cinema, railway station, leisure centre and ice rink. Perth also provides excellent transport links with a bus station and a train station both providing regular services to Edinburgh, Glasgow and London.

Perthshire is a county which offers a wealth of outdoor recreational activities including hill walking in the surrounding hills and glens and winter sport up at Glenshee (19 miles). For the golfer, the courses as Rosemount, Blairgowrie and Dunkeld are all within easy reach, whilst fishing can be taken locally.

DESCRIPTION

Monkswood is a delightful, semi-detached cottage over 1 storey enjoying a lovely setting. The entrance vestibule leads into the open plan living/dining kitchen with double height ceilings and wood burning stove making for an airy and welcoming space. French doors open out from the living/dining kitchen to the patio, allowing direct access to the garden. Monkswood has a generous master bedroom with lovely high ceilings and garden access as well as a further double bedroom with integrated wardrobe, both facilitated by a family bathroom.

ACCOMMODATION

Entrance Vestibule, Living/Dining Kitchen, Master Bedroom, Double Bedroom, Family Bathroom



GARDEN AND GROUNDS

Monkswood sits within its own delightful garden grounds with ample parking for multiple cars, accessed via a gated entrance just off a public minor road. The gardens have been specifically designed to be low maintenance with a myriad of colour and screening providing ample privacy while framing views of the countryside. The garden has various areas of wildflowers and a pretty burn which runs down the edge of the property. There is also a lovely, insulated summerhouse which has electricity, making this space perfect to be used as a studio or home office.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

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

FLOOD RISK

Monkswood is not 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

Monkswood is accessed via a gated entrance just off a public minor road.

DIRECTIONS

From Perth, take the A93 for approximately 21 miles towards and through Blairgowrie. Upon entering Bridge of Cally take a right on to the A924 and the access track leading to Monkswood is 0.2 miles on the right hand side.

POST CODE

PH10 7JQ

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///vouch.mascots.customers

SOLICITORS

Macnabs Law, 10 Barossa Place, Perth, PH1 5JX

LOCAL AUTHORITY

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

FIXTURES AND FITTINGS

All white goods and blinds will be included within the sale. No further 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.

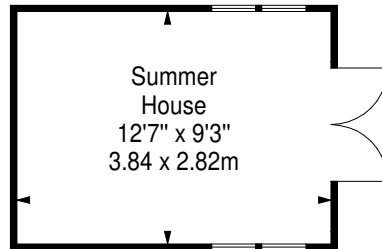
Failure to provide required identification may result in an offer not being considered.



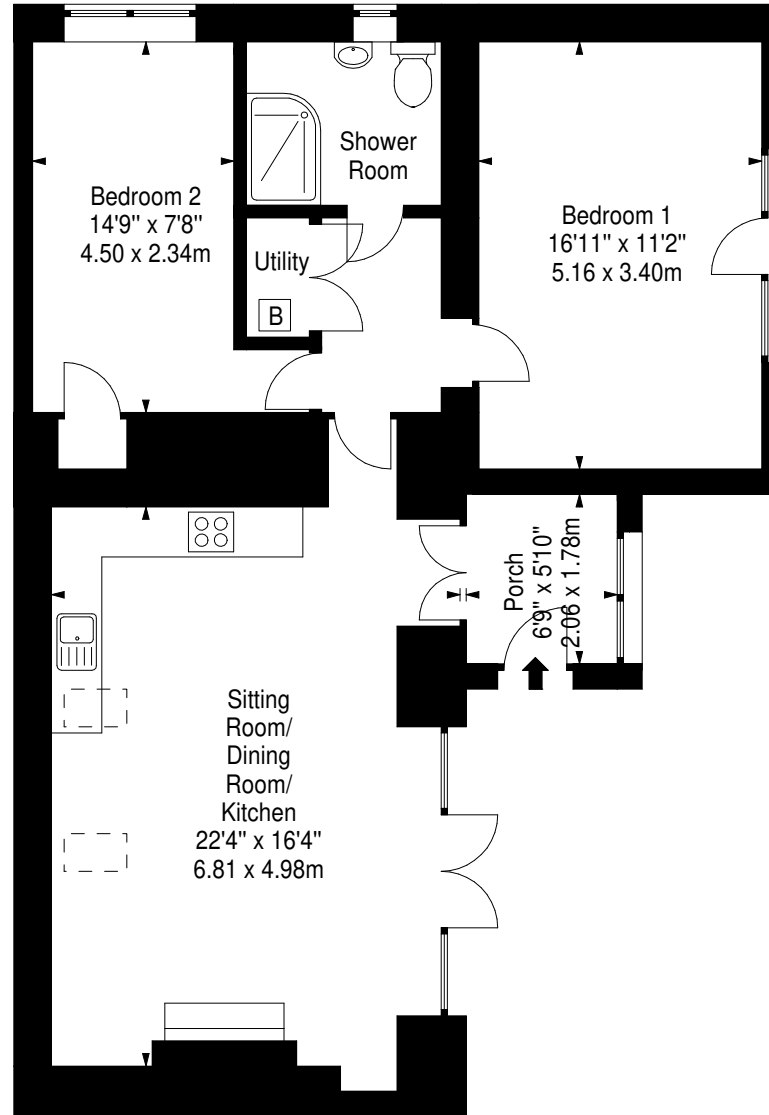
**Monkswood,
Bridge of Cally,
Blairgowrie,
Perth and Kinross, PH10 7JQ**



Approx. Gross Internal Area
908 Sq Ft - 84.35 Sq M
Summer House
Approx. Gross Internal Area
116 Sq Ft - 10.78 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Ground Floor



Ground Floor

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 June 2024.





Cottage

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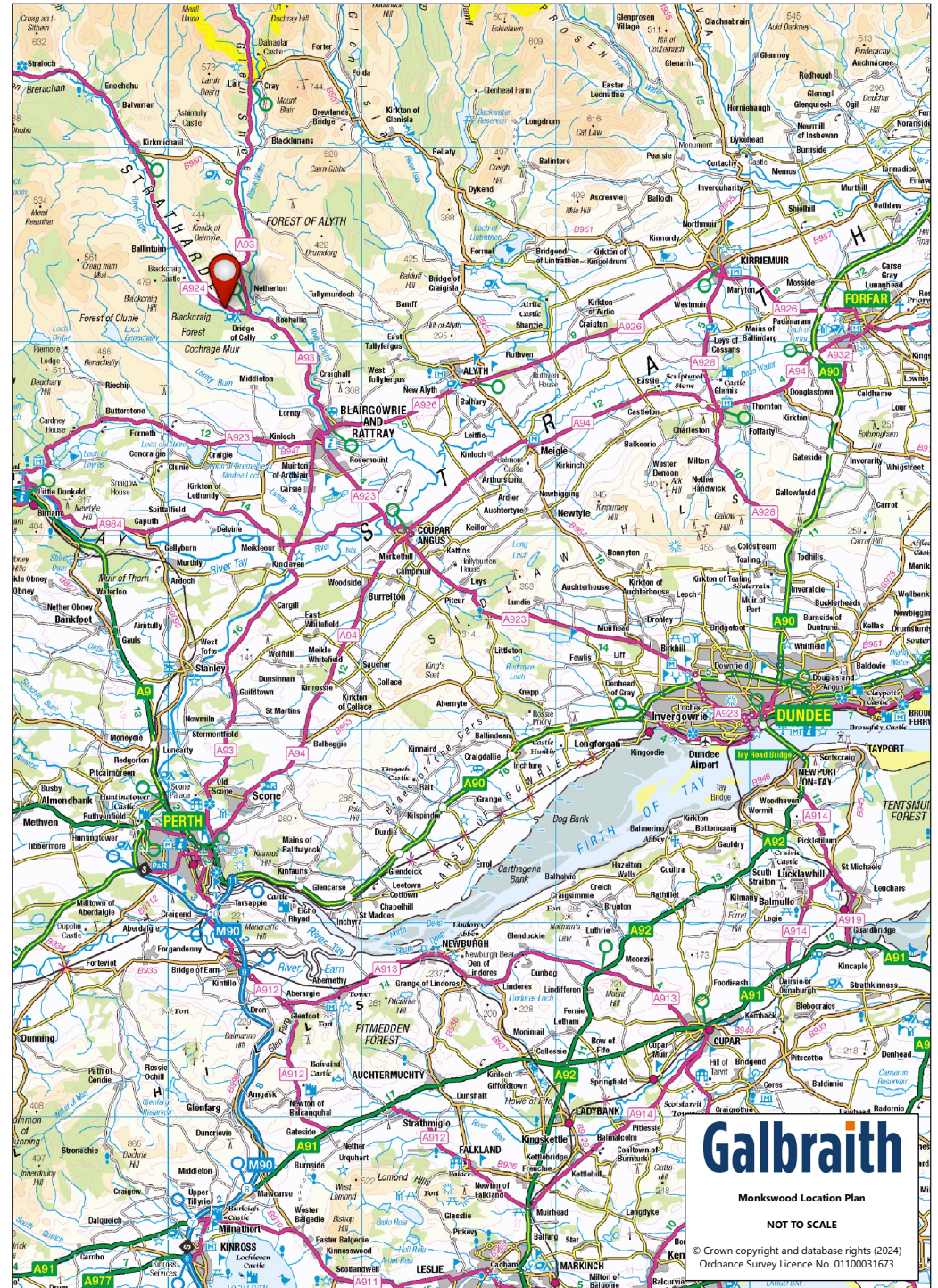
175m

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Monswood Site Plan

NOT TO SCALE

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Monswood Location Plan

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