



STRATHVIEW BARN

KIRKMICHAEL, BLAIRGOWRIE, PERTH AND KINROSS



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Impressive, well proportioned home surrounded by stunning highland countryside.

Kirkmichael 0.6 miles ■ Blairgowrie 14 miles ■ Perth 29.3 miles

Offers Over £295,000

- 1 reception room. 2 bedrooms
- Generous open plan sitting room with delightful fire and a balcony
- Two well proportioned bedrooms with ample storage and natural light
- Private offroad parking
- Well maintained wrap around garden
- Rural location amongst stunning Highland Perthshire countryside

Galbraith

Perth
01738 451111
perth@galbraithgroup.com

 OnTheMarket





SITUATION

Strathview Barn is situated just a short walk from the centre of the pretty village of Kirkmichael in Highland Perthshire. Kirkmichael is a delightful village equipped with a village shop, church, primary school and village hall. It also benefits from two hotels with restaurants and pubs. Just 14 miles away is Blairgowrie, a popular and highly sought after town which can be reached by car in just over 30 minutes. Blairgowrie enjoys a thriving community and provides an excellent range of day-to-day facilities including supermarkets, shops, restaurants, medical centre and primary and secondary schooling.

The 'Fair City' of Perth lies approximately 30 miles south of Strathview Barn and provides excellent amenities and services including national retailers, banks, railway station, concert hall, theatre, cinema, library and hospital. Dundee is also some 32 miles to the east with its primary and secondary schooling, university, the V&A Museum and airport with daily flights to London. Edinburgh can be reached in approximately 2 hours by car with its international airport and broad and vibrant city amenities.

DESCRIPTION

Strathview Barn is a lovely converted barn which offers the superb opportunity for a potential buyer to make a delightful home or holiday home. Upon entering through the vestibule, the reception hall leads to the generous and light filled reception spaces. The large dual aspect kitchen / dining room benefits from integrated appliances and has a super walk-in larder as well as double height ceilings and access to the garden. The first floor hosts the large open plan sitting room, perfect for hosting, which has a wood burning stove and a balcony overlooking the gardens and across the superb views of the surrounding countryside. The lower ground floor provides two well-proportioned double bedrooms which both have ample storage space. There is also a generous family bathroom with a shower and heated towel rail.



ACCOMMODATION

Lower Ground Floor: Two Double Bedrooms, Linen Cupboard, Family Bathroom.

Ground Floor: Kitchen, Larder, Bathroom, Vestibule.

Second Floor: Sitting Room, Balcony

GARDEN (AND GROUNDS)

Strathview Barn has its own private drive and offroad parking as well as beautiful, well-maintained gardens to the front and rear of the house. The decked balcony off the kitchen / dining room leads down via steps to a patio area with table and chairs as well as a garden shed.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile Signal
Mains	Mains	Private	Freehold	Electric	Band D	Band D	Yes	Yes

DIRECTIONS

From Perth, continue on the A93 through Blairgowrie towards Bridge of Cally. Turn left onto the A924 at Bridge of Cally and continue for approximately 7 miles. Upon entering Kirkmichael, take the first left over the bridge, and then the third left. Continue for 0.2 miles before taking a right before the bed and breakfast. Continue on the road for 0.3 miles and the property drive will be on the left.

POST CODE

PH10 7NA



WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///pipeline.saying.entrusted

SOLICITORS

Thorntons Law, Whitefriars House, 7 Whitefriars Crescent, Perth, Perth and Kinross, PH2 0PA
T: 01738 621212

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

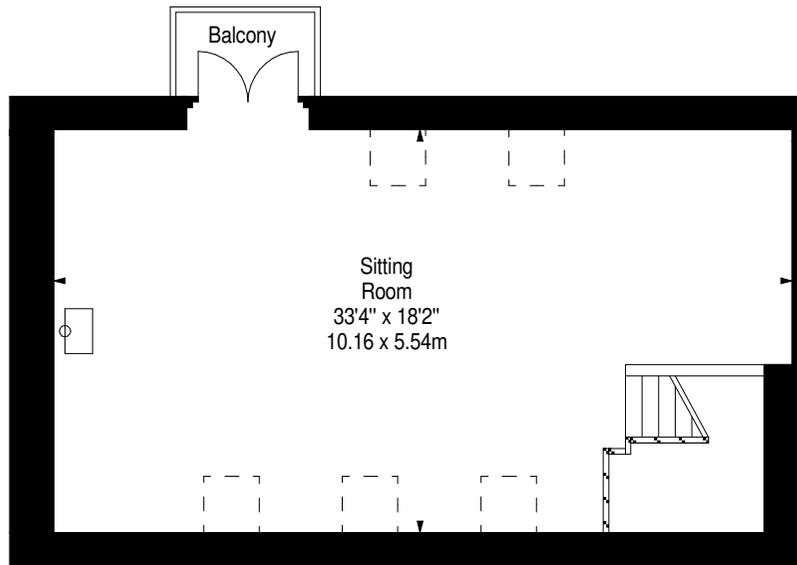
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to 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.

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 March 2024.



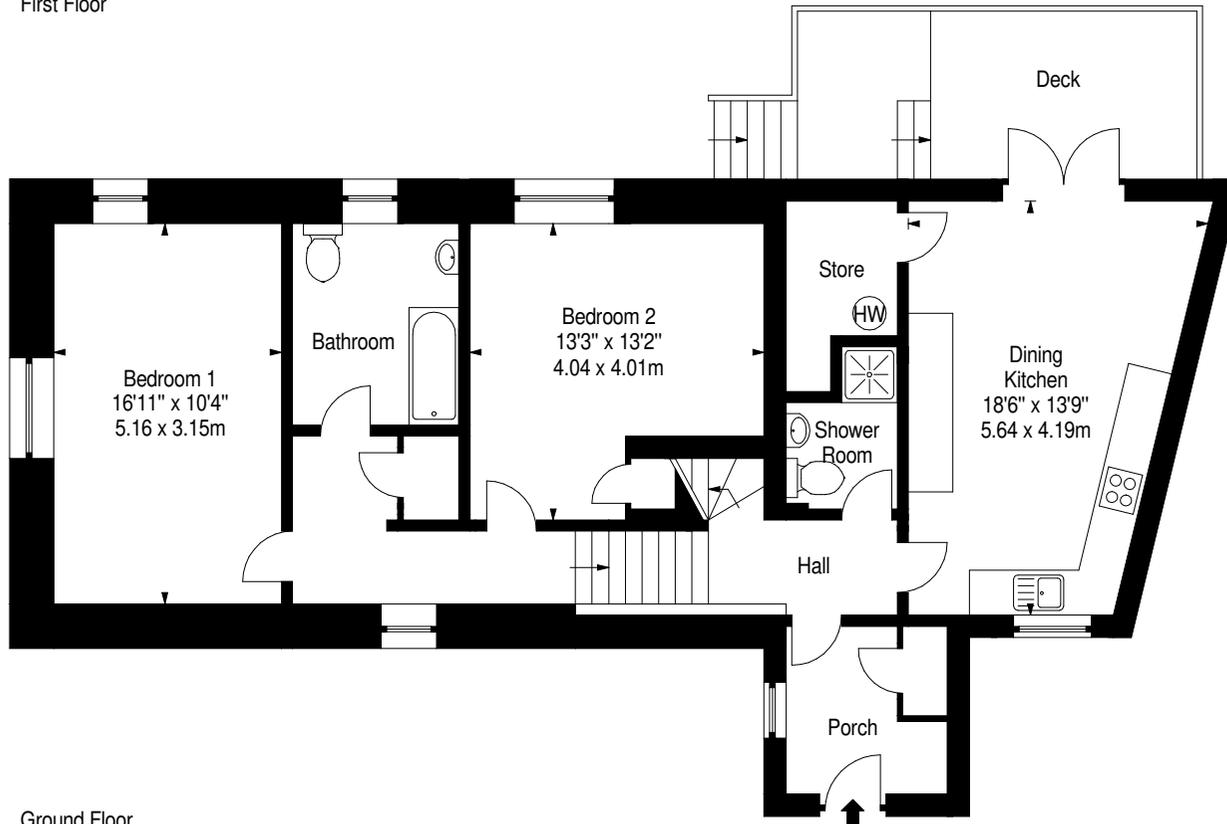


First Floor

**Strathview,
Kirkmichael,
Blairgowrie,
Perth and Kinross, PH10 7NA**

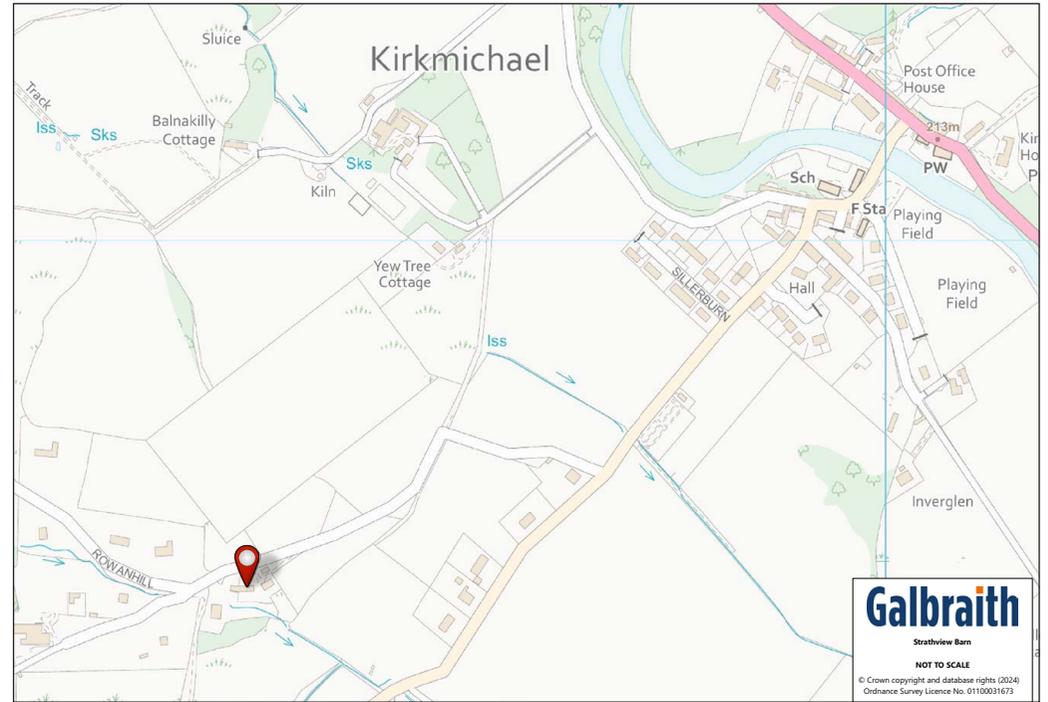
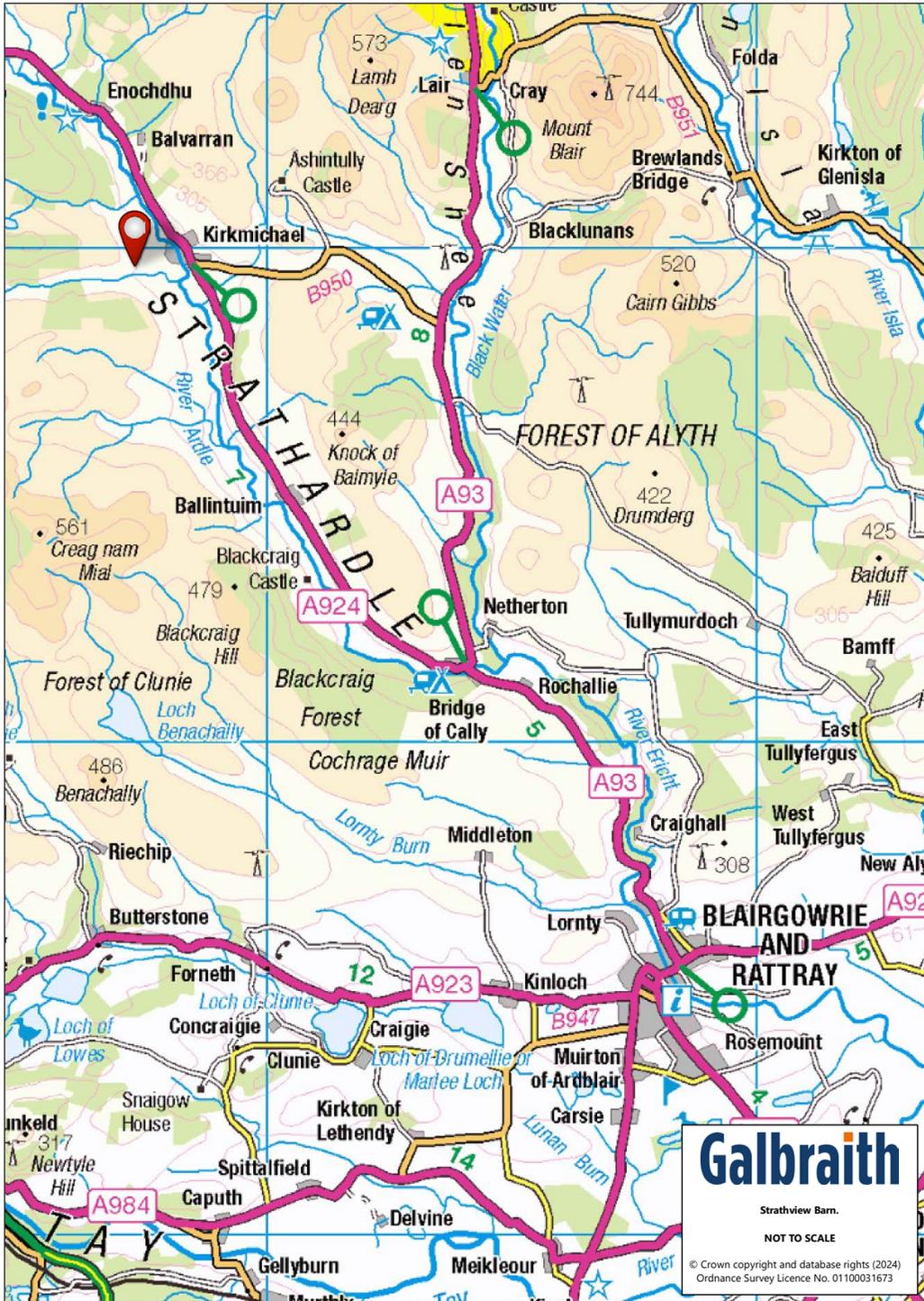


Approx. Gross Internal Area
1540 Sq Ft - 143.07 Sq M
For identification only. Not to scale.
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Ground Floor







Galbraith



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