

Galbraith



## LOGIE COTTAGE

SPITTAL OF GLENSHEE, PERTHSHIRE



## LOGIE COTTAGE, SPITTAL OF GLENSHEE, PERTHSHIRE PH10 7QE

Traditional country cottage nestled into the hillside on the southern fringes of the Grampian mountains.

Braemar 15 miles ■ Blairgowrie 20 miles  
Perth 35 miles ■ Dundee 38 miles

About 0.36 acres (0.15 Ha) in total

- 2 double bedrooms, breakfasting kitchen, sitting room, bathroom, entrance porch
- Outstanding views to the surrounding hills and countryside
- Suitable for full time residence or as a holiday home
- Delightful south facing garden



**Galbraith**

Perth  
01738 451111  
perth@galbraithgroup.com

 OnTheMarket.com



### SITUATION

Logie Cottage sits in an elevated situation with the hamlet of the Spittal of Glenshee and enjoys attractive views of this Highland Glen. Perthshire is famed for its picturesque scenery and locally there are a number of opportunities for outdoor enthusiasts including hill walking, mountain biking, stalking, fishing and shooting. The popular Cataran trail passes through the Spittal of Glenshee and local munros including Glas Maol, Creag Leach, Carn a' Gheoidh. The Glenshee Ski Centre can be accessed in under 10 minutes by car and there are local golf courses at Dalmunzie and Braemar. The area is rich in wildlife with deer, birds of prey, pheasants, grouse and red squirrels all on the doorstep.

Braemar, famously known for its highland gathering, is 15 miles to the north, with Blairgowrie 20 miles to the south. Both provide good day-to-day amenities with Blairgowrie also having a cottage hospital and supermarkets.

The Fair City of Perth, lying 35 miles to the south, offers a good range of local and national retailers as well as leisure facilities, art gallery and cinema. Dundee is 38 miles away and has a broad range of services including two Universities. Both Cities benefit from a railway station and Dundee has a regular air service to London. The Cities of Aberdeen and Edinburgh can both be reached in approximately 1½ hours by car and offer a wealth of big City amenities including international airports.

### DESCRIPTION

Logie Cottage is a traditional detached cottage set over 2 floors with an attractive south-facing aspect.

Entering the cottage from the front there is a sizable porch which leads through to hallway with doors to the breakfasting kitchen and sitting room. The sitting room boasts a number of traditional features including a solid stone fire surround with hearth and timber wall panelling. On the first floor there are 2 double bedrooms with built in storage cupboards and a family bathroom.

The cottage benefits from double glazing and has been well maintained. Formerly a keeper's cottage for Dalmunzie Estate, this charming cottage provides an excellent base for use as a full time residence as well as offering the opportunity to be run as a holiday let although now in private ownership.

### GARDEN AND GROUNDS

The cottage sits within good sized garden grounds predominately down to lawn with a gravelled parking area and enclosed by a combination of fencing and stonewalls.



## SERVICES

Water	Electricity	Drainage	Heating	Council Tax	EPC
Private	Mains	Private	Electric	Band B	G

## DIRECTIONS

Take the A93 from Blairgowrie signposted "Braemar". Continue on this road for approximately 30 minutes passing through Bridge of Cally and on to the Spittal of Glenshee. On entering the Spittal of Glenshee turn left on to a private access track, continue up the hill, bearing left with the access to the cottage then being signposted "Logie Cottage".

## POSTCODE

PH10 7QE

## WHATTHREEWORDS

///passport.weeps.paces

## SOLICITOR

Blackadders LLP  
30 & 34 Reform Street  
Dundee  
DD1 1RJ  
T : 01382 229222

## LOCAL AUTHORITY

Perth & Kinross Council  
Pullar House  
35 Kinnoull Street  
Perth  
PH1 5GD

T : 01738 475000

## FIXTURES AND FITTINGS

These are included within the sale unless specifically stated otherwise.

## 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. To enable us to complete these checks purchasers will need to provide along with their offer either:

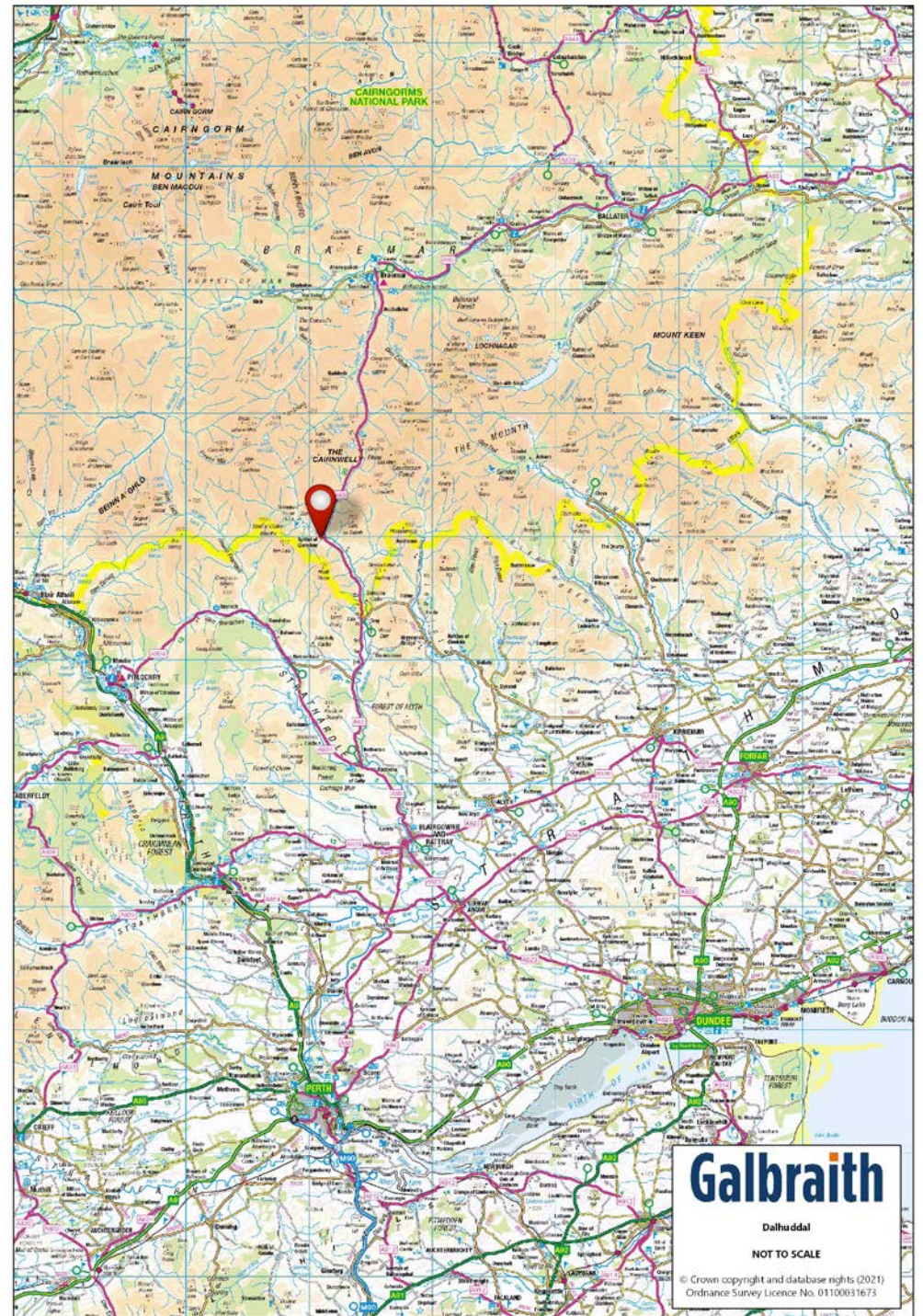
- originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

Failure to provide this information may result in an offer not being considered.

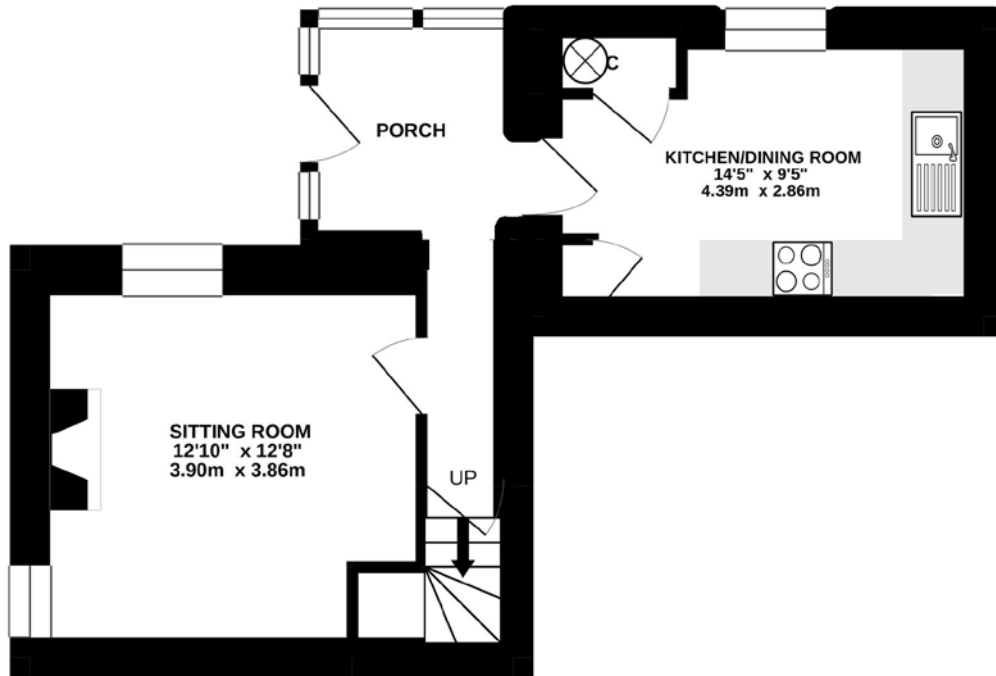
## MORTGAGE FINANCE

Galbraith has an alliance with FOX Private Finance, a brokerage with a bespoke approach to funding. Through their relationships with retail, commercial and private banks they

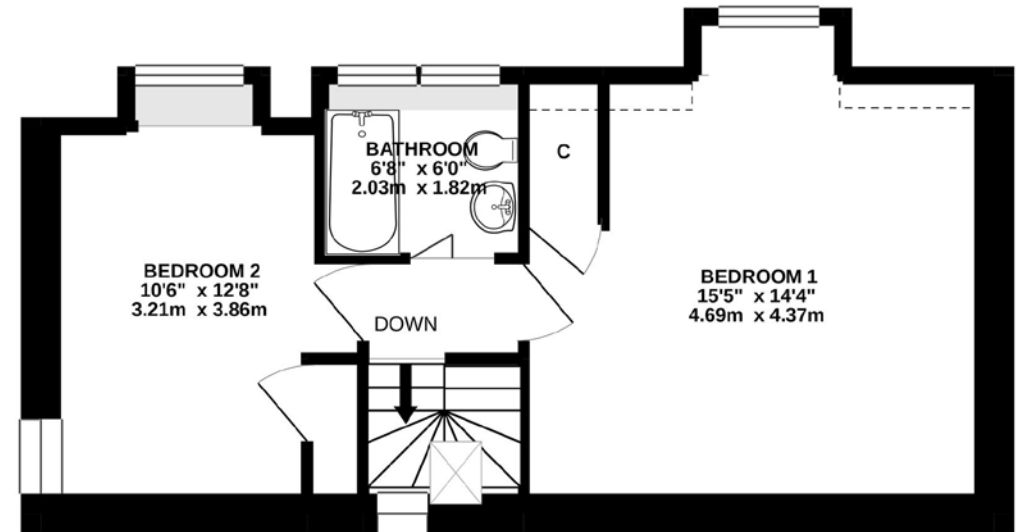




**GROUND FLOOR**  
434 sq.ft. (40.3 sq.m.) approx.



**1ST FLOOR**  
465 sq.ft. (43.2 sq.m.) approx.



**TOTAL FLOOR AREA : 899 sq.ft. (83.5 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**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, together with proof of funding and Identification. 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 Photographs taken in June 2021 8 Disclosure: A member of Galbraith is the owner of Logie Cottage.



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