

Blairmore Farm & Holiday Cottages

Fowlis Wester | Crieff



Galbraith

A versatile lifestyle property and home of an award winning, 5-star holiday accommodation enterprise.

Fowlis Wester 1 mile | Crieff 7 miles | Gleneagles 12 miles | Perth 13 miles | Glasgow 55 miles | Edinburgh 56 miles
(All distances are approximate)

Acreage 61.54 acres (24.91 hectares)

Offers Over £2,500,000

The home of an existing 5-star short-term-let enterprise

6 exquisitely converted holiday let units

Includes dedicated wheelchair-friendly, accessible accommodation units with integrated elevator

Bespoke Mozolowski & Murray Orangery and Licenced Bar

Modernised, 5 bed 'owner's' dwelling house with separate Commercial grade Kitchen and Laundry facilities

About 60 acres of farmland providing good opportunities for small-scale agricultural or equestrian activities

Highly accessible location overlooking the Strathearn Valley

FOR SALE AS A WHOLE

Galbraith

Lynedoch House | Barossa Place | Perth | PH1 5EP

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galbraith.com



Situation

Sitting in a dramatic, south-facing position overlooking the Strathearn Valley, Blairmore Farm lies in a highly sought-after Perthshire tourist location off the A85 Perth to Crianlarich road to the east of the market town of Crieff.

Blairmore Farm is an established and popular tourist base from which to explore Highland Perthshire and the countryside of central Scotland with an enviable range of nearby attractions and leisure activities combined with fantastic connectivity with the trunk road network. It is notable that all of Edinburgh, Glasgow, St. Andrews, Gleneagles, Loch Lomond, the Cairngorms, Glenshee Ski Centre and the House of Bruar are within a 90 minute car journey. This gives Blairmore Farm such an important edge as the home of a short-term-let business, with the ability to attract customers from far and wide, all year round.

The Central Belt is readily accessible via the A9 and M90 motorway with journey times to Glasgow and Edinburgh of just over an hour whilst the town of Crieff and City of Perth can both be reached in about a 15-20 minute car journey. Loch Lomond and the Trossachs National Park starts about 18 miles to the west whilst the Cairngorms National Park is less than an hour away to the north.

The internationally renowned Gleneagles Hotel is situated approximately 11 miles to the south and offers some of the top Golf Courses in Scotland, a two Michelin-starred restaurant, Spa and Country Club as well as a range of other Sporting and Leisure activities.

Crieff boasts several good restaurants and local businesses, including The Glenturret distillery which offers tasting experiences, distillery tours, whisky shop and the Michelin-starred Glenturret Lalique Restaurant. The Crieff Hydro Hotel has fantastic indoor leisure facilities and outdoor activities.

The City of Perth is easily accessed and has an excellent variety of Shopping, Business and high-quality Restaurants and Bars to choose from. Leisure facilities include two Sport Centres, an Ice Rink and Swimming Pool. There is National Hunt Racing and Polo at nearby Scone Palace.

This part of Perthshire is blessed with fantastic local schools with nursery, primary and secondary school options in Crieff, and a host of independent schools nearby including Ardvreck Prep School, Morrisons Academy and Glenalmond College all within a 15-minute drive.

Perthshire is renowned for its productive and fertile lands capable of producing high yields of an extensive range of crops and the south-facing fields at Blairmore Farm provide the opportunity to run small-scale agricultural and equestrian activities. Accordingly, the local area is well served by a wide variety of agricultural contractors, merchants and suppliers with a successful local machinery ring which can provide additional farming resources if required. There are livestock markets in Stirling, lying about 30 miles to the south.

The Opportunity

Blairmore Farm comprises a well-appointed principal owner's house that sits within about 60 acres of south facing, productive farmland with six holiday cottages which have been impressively converted from traditional farm buildings between 2015-2018. These composite parts of Blairmore Farm combine to form an extremely attractive lifestyle property that will enable a new owner to live and work in an incredibly desirable location. The Blairmore Cottages are already recognised as being able to host a leading holiday accommodation enterprise but there is also the exciting opportunity to build a new business that will take Blairmore Farm into its next chapter under new ownership and management.

Prior to their quality assurance scheme ending in March 2025, Blairmore Farm historically attracted Visit Scotland's prestigious 5 Star award which underlines the inherent quality of the holiday accommodation infrastructure. They have also won multiple National Awards including Scottish Enterprise Awards - Best Luxury Country Retreat – Perthshire 2020; Prestige Awards – Luxury Cottages of the Year 2021/2022; and LuxLife Global Wedding Awards – Most Stylish Rural Wedding Venue – Scotland 2021. The business has benefited from multiple revenue streams which include the holiday lets; a small catering operation providing pre-prepared meals; direct sales of beef and lamb from the farm; and exclusive-use events. The event space probably offers the greatest scope for growth with only five weddings being held at Blairmore to date, there is a significant opportunity to open this out and maximise the use of the bespoke Orangery which has banqueting space for 50 people.



▶ Welcome to Blairmore Farm Video

The heritable assets at Blairmore Farm are offered for sale as a Whole, providing an enticing opportunity for buyers to follow in the footsteps of an established holiday accommodation business complete with high specification infrastructure and the opportunity to build on the celebrated reputation created by the current owners.



Blairmore Farm and Cottages

Approached from the public road to the north, the private driveway to Blairmore provides a memorable first impression for visitors and residents alike as it takes in the spectacular panoramic vista of the Strathearn Valley before dropping down through woodland to reveal the property below.







Blairmore Farmhouse

Lying at the centre of the farm and orientated to provide exceptional South-facing views over the Strathearn Valley, Blairmore Farmhouse is an attractive, stone-built, principal dwelling house. The house was formerly two semi-detached cottages that were knocked through and renovated in 2016-2017 to form the existing accommodation which is centred around a large open plan kitchen/dining/sitting room that is perfect for modern entertaining and suits a relaxed, contemporary lifestyle. To the rear of the property is an office, commercial grade kitchen and laundry that are capable of administering the administrative, catering and laundry requirements of the existing short-term let business. Upstairs there is a master bedroom with ensuite bathroom and dressing room, two double bedrooms with ensuite bathrooms and a further two bedrooms with a 'jack and jill' family bathroom. There is a compact lawn garden to the front of the property.





Farmhouse Floor Plan

Approx. Gross Internal Area
3297.42 sq Ft / 306.34 sq M

For identification only. Not to scale.



Ground Floor



First Floor

Staff Room

Blairmore Buildings

Staff Room (4.57m x 3.33m)

To the eastern side of Blairmore Farmhouse there is a stand-alone cabin of timber construction which is currently used as a staff room and comprises fitted cupboards and a sink along with an electricity connection.

Stable

Adjacent to Blairmore Farmhouse there is a stable of timber construction comprising one empty loose box (4.36m x 2.85m) and a second which is currently occupied by a walk-in freezer (4.37m x 3.46m) as well as a partitioned store.

General Purpose Building (19.13m x 14.86m)

To the south of the farmhouse there is a functional general-purpose building that is used to store machinery, implements and currently houses a loose box. The building is of timber pole construction with corrugated sheet roof with a useful lean-to on the eastern gable that was completed in early 2025.

Plant Room (11.95m x 2.72m)

Facing the farmhouse to the south is a lean-to building range of traditional construction with a slate roof which houses the biomass boiler that services all of the properties along with a biomass store.



Farmland – About 59.98 Acres (24.28 Hectares)

The land at Blairmore sits on the northern edge of the fertile Strathearn Valley and rises quite steeply to give some magnificent views at its northern extent. The land is all south facing and extends to about 59.98 acres (24.28 hectares) and is mostly down to grass however there is about 7 acres of mixed woodland which straddles the access road down to the farm. The land is predominantly productive Grade 3.1 land with some 3.2 and 4.2 areas towards the higher ground to the north. The fields are stock fenced throughout with good vehicular access and access to water in all but two paddocks. The land is of a scale which would offer any purchaser the opportunity to engage in a small-scale agricultural, equestrian or agri-tourism enterprise whilst providing plenty of space for the short-term-let business to diversify into pods, shepherds huts or other glamping accommodation, if desired and subject to gaining the necessary consents.



Holiday Accommodation

Nestled at the bottom of the hill and surrounded by open countryside, the Blairmore Cottages are found within a substantial stone-built steading conversion which has been beautifully renovated to form 5-star holiday accommodation whilst retaining its identity as a fine example of local agricultural architecture. The 6 holiday cottages have been finished to an incredibly high standard with a considered layout that allows for efficient management practices whilst ensuring that each cottage retains its own identity, privacy and individual appeal.

The cottages are accessed via a forked driveway with the right-hand fork sweeping around the western extent of the converted steading complex to three immaculately appointed holiday cottages: Orchard Cottage (2 bed), Doves Cottage (1 bed) and Ard View (5 bed). Whilst the left-hand fork goes across the northern side of the converted steading where the driveway swings around to a neat parking area to the east of the cottages. The predominant outlook from the three eastern cottages: Coachman's (2 bed), Strathview (4 bed) and Gardener's (2 bed) Cottages, is across permanent pasture to the east and south giving genuine privacy from the other properties.



Orchard Cottage

Orchard Cottage is a bright and spacious two-bedroom home, set in the heart of Blairmore Farm. Featuring vaulted, oak-beamed ceilings, this south-facing cottage is filled with natural light. The cottage includes two spacious bedrooms. The master bedroom features oak flooring and an accessible en-suite wet room, while the second bedroom is conveniently located next to a bathroom with a bath. A large open-plan layout connects the fully equipped kitchen, dining, and living areas, with patio doors opening onto an enclosed garden.

[▶ Tour of Orchard Cottage](#)





Doves Cottage

Doves Cottage is a beautifully appointed one-bedroom bothy-style dwelling, offering a perfect blend of rustic charm and modern luxury. Converted from a 19th-century cattle byre, this south-facing cottage boasts vaulted ceilings, a large cathedral-style window, and expansive glass doors that open onto a private enclosed patio with breathtaking views over the Strathearn Valley. It features a spacious bedroom with an en-suite bathroom, complete with a contemporary roll-top bath. The open-plan living area includes a fully equipped kitchen and a wood-burning stove, creating a cosy ambiance.

[!\[\]\(f024d36410e36011059c73f7d7908105_img.jpg\) Tour of Doves Cottage](#)

Ard View

Ard View is a substantial, fully accessible five-bedroom cottage set across two storeys. The spacious open plan home features a double-sided wood burning stove and a contemporary kitchen, suitable for modern family living. The dwelling features five en-suite bathrooms and is thoughtfully designed with accessibility in mind. The property includes roll-in-roll-out showers and a master suite with freestanding bath.

[▶ Tour of Ard View](#)





Coachman's Cottage

Coachman's Cottage is a beautifully restored 19th-century coach house that combines historic charm with modern comfort. Set in stunning rural Perthshire, this two-bedroom dwelling features spacious en-suite bedrooms, a fully equipped kitchen, and a bright, south-facing living room with French doors opening to a private garden. Enjoying, scenic views over the Strathearn Valley.

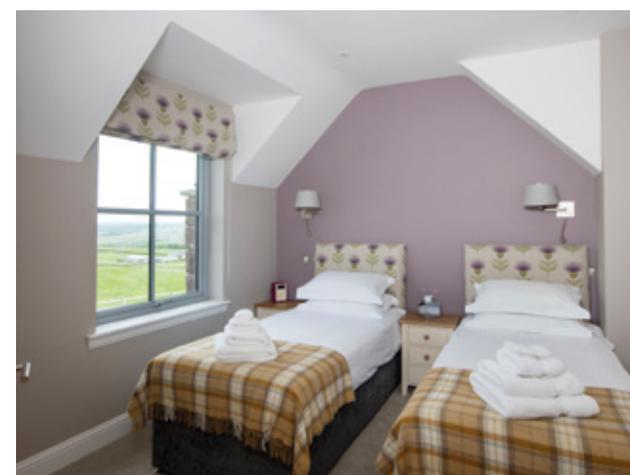
[!\[\]\(115eff7009a76771e6b7adb966005e4c_img.jpg\) Tour of Coachman's Cottage](#)

Strathview Cottage

Strathview Cottage is a modern, semi-detached dwelling that enjoys excellent views of the surrounding countryside. The dwelling is of a stone construction with timber clad upper sections. The property benefits from multiple French Doors ensuring easy transition from internal spaces to the neat patio area found in rear garden. Internally, the property is in excellent condition with a sizeable open plan living space and four bedrooms benefitting from en-suite facilities.

[▶ Tour of Strathview Cottage](#)





Gardener's Cottage

Gardener's Cottage is a cosy semi-detached home that boasts stunning views of the surrounding countryside. Constructed from stone with timber-clad upper sections, the property combines traditional materials with modern design. Multiple French doors create a seamless connection between the interior and the well-maintained patio area in the rear garden. Inside, the home is presented in excellent condition, featuring a spacious open-plan living area and two bedrooms, each with its own en-suite bathroom.

 [Tour of Gardener's Cottage](#)

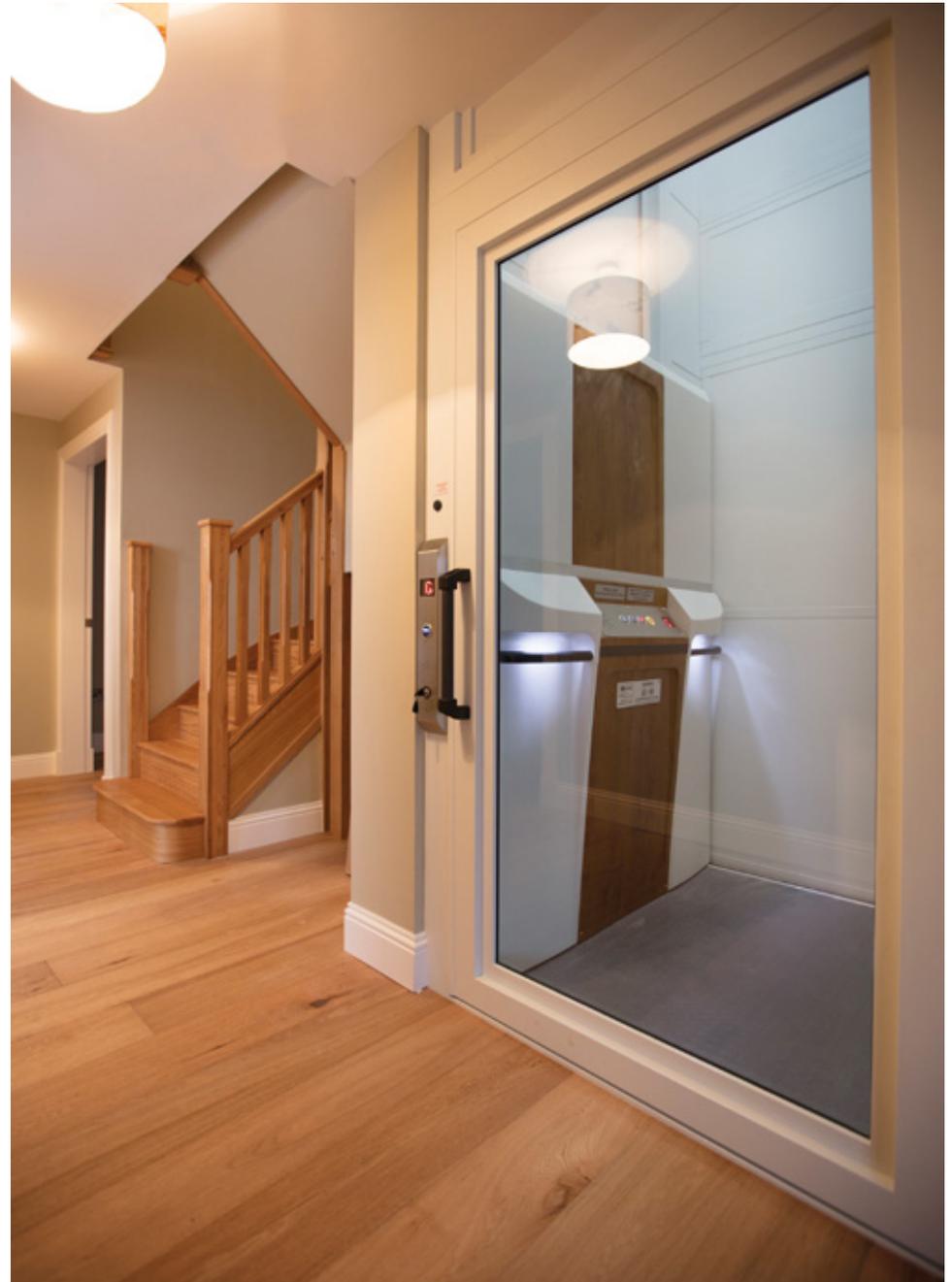
Purpose built, Accessible Holiday Accommodation designed specifically for wheelchair users:

It is of particular note that the current owners designed two of the western cottages to be accessible for wheelchair users. The accommodation in Orchard Cottage (2 bed) is all on the ground floor whilst the nearby Ard View, a large 5-bedroom property, was incorporated into the development as a fully Disability Discrimination Act compliant, self-catering unit complete with:

- Height adjustable cooking hobs
- Low positioned oven
- Double height sinks
- Zero floor lips
- Wide doorways
- Wide shower room
- Low positioned curtain cords
- Wide, integrated glass fronted elevator

▶ Accessibility Tour of Ard View

This was done to provide a high-level holiday accommodation offering for families and groups wishing to arrange self-catering holidays for those with disabilities. With Orchard Cottage being laid out across a single floor, it means that combined, the two units offer a unique package of wheelchair-accessible accommodation for up to 12 individuals that is simply not prevalent in the surrounding short-term let market or the housing stock of central Perthshire.



Cottages Floor Plan – Ground Floor

For identification only. Not to scale.

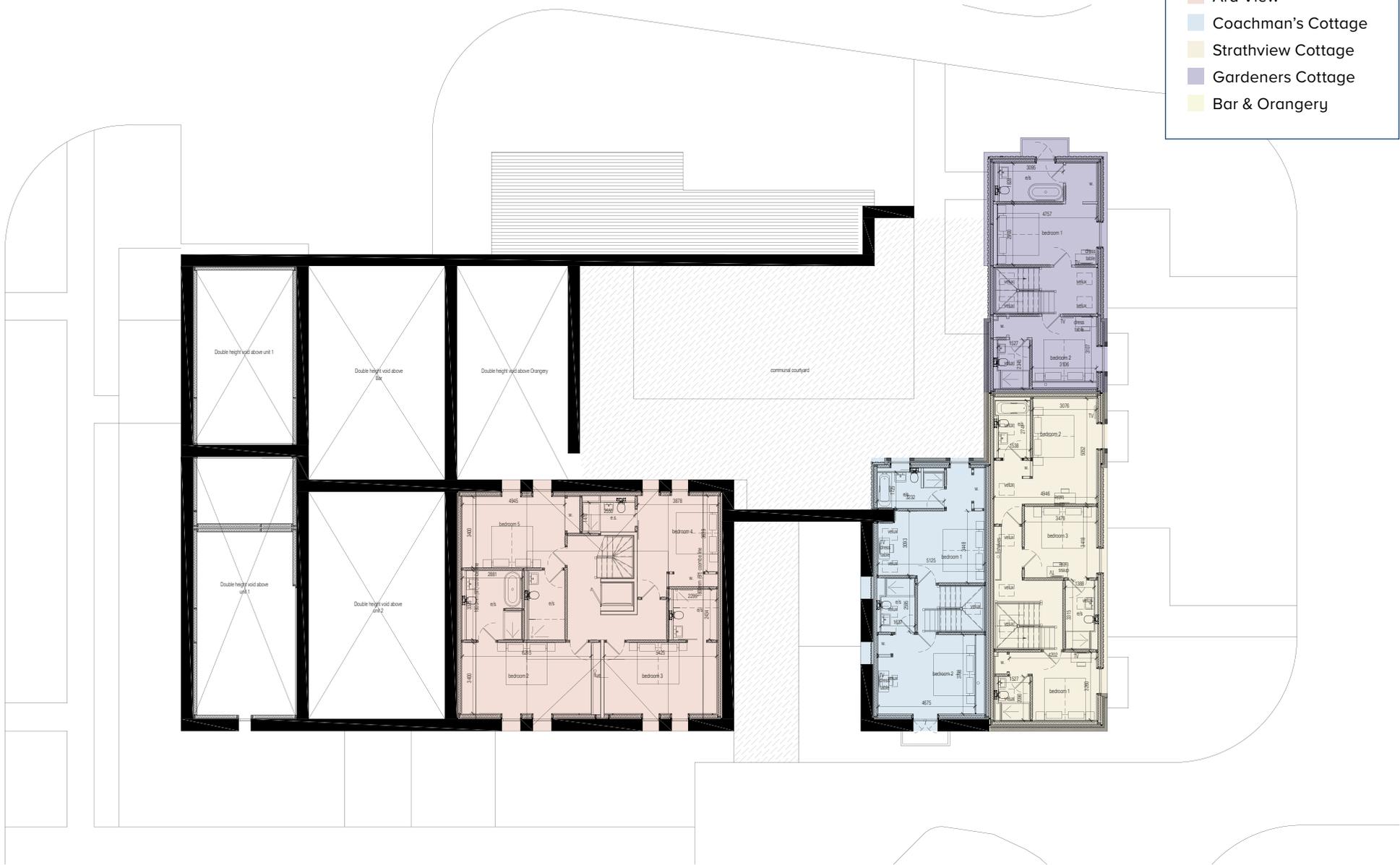
- Orchard Cottage
- Doves Cottage
- Ard View
- Coachman's Cottage
- Strathview Cottage
- Gardeners Cottage
- Bar & Orangery



Cottages Floor Plan – First Floor

For identification only. Not to scale.

- Orchard Cottage
- Doves Cottage
- Ard View
- Coachman's Cottage
- Strathview Cottage
- Gardeners Cottage
- Bar & Orangery



The Horsepower Bar, Games Room and Orangery

Connected to the holiday units is a cosy Bar and Games Room which benefits from a Premises Licence for selling and serving alcohol and providing entertainment. The bar named by the current owners as the 'Horsepower Bar' has a connecting door through to a stunningly designed Mozolowski & Murray Orangery which opened in 2020. It is a light and airy space with a wood burning stove that provides banqueting space for 50 people, theatre-style seating for 80 people or boardroom facilities for 20 people. Large bifold doors connect to an enclosed courtyard providing seamless indoor to outdoor space for any work or social gathering.

Tour of the Horsepower Bar



Planning Permission For The Blairmore Farm Cottages

Planning Permission (Application Number: 16/00428/FLL) was granted for change of use as well as to extend and alter the steading to create the 6 holiday cottages in May 2016. In terms of their occupation and ongoing management, the cottages are non-domestic properties which are subject to the provisions of their individual Short-term Let Licences as well as the Civic Government (Scotland) Act 1982 (Licensing of Short-term Lets) Order 2022. For the avoidance of doubt, they can be used as temporary accommodation and are not permanent dwelling houses, and would require a fresh planning permission in order to change from holiday accommodation.

Planning Permission For New Country House

Full Planning Permission under Reference 07/01094/FUL was granted by Perth and Kinross Council in 2007 for the construction of a new 5-bedroom country house on the site of a previous farmhouse. The development was not enacted and so the Permission subsequently expired in 2012 however there is a clear precedent established by the Council and it could be of interest to a new owner to pursue a renewal and/or amendment of the historic consent.



General Remarks, Information and Stipulations

Viewings

Strictly by appointment with the Selling Agents.

Data Room

Access will be granted to a secure online data room to those who have formally viewed.

Method of Sale

Blairmore Farm is offered for sale as a Whole. For clarity, Blairmore Farm and Estate Ltd which has previously managed the business activities at Blairmore Farm is not for sale as a Going Concern however, the business assets: the furniture, fixtures and fittings within the holiday cottages, the Blairmore Farm brand, website and intellectual property associated with Blairmore Farm and Estates Ltd are included in the sale price. A separate schedule is available which confirms which items are not included and this can be made available to parties on request.

Bookings

Bookings are being taken up until 1st December 2025.

Employees

Blairmore Farm and Estate Ltd has latterly used contractors and local businesses to provide cleaning and laundry services however does currently employ one full time member of staff in an administrative and management role. TUPE regulations will not apply however the individual is interested in retaining an involvement with a new owner. Further details are available from the selling agent.

Trading Information

| Blairmore Farm – Trading Information | Turnover | Gross Profit |
|--------------------------------------|-----------|--------------|
| Year to 31.03.2022 | £ 334,937 | £127,733 |
| Year to 31.03.2023 | £ 282,494 | £ 101,289 |
| Year to 31.03.2024 | £242,983 | £78,594 |
| Year to 31.03.2025 | £ 245,906 | £ 101,556 |

Percentage Occupancy

| Property | 2022 | 2023 | 2024 | 3 Year Average |
|--------------|---------------|---------------|---------------|----------------|
| Orchard | 44.78% | 45.31% | 35.71% | 41.93% |
| Doves | 73.43% | 70.20% | 70.12% | 71.25% |
| Ard View | 48.97% | 41.77% | 38.71% | 43.15% |
| Coachmans | 47.81% | 36.88% | 57.96% | 47.55% |
| Strathview | 63.81% | 53.10% | 50.91% | 55.94% |
| Gardeners | 46.73% | 37.58% | 50.32% | 44.87% |
| Total | 54.53% | 48.26% | 50.79% | 51.19% |

Note: Percentage Occupancy and Trading Information data has been provided by the seller in good faith. It is for information purposes only and cannot be verified.

Regulatory

| | Premises Licence | Short Term Lets Licensing | | | |
|-----------------------------|------------------|---------------------------|-------------------|---------------|-------------|
| | Licence Number | Licence Number | Licence Type | No. of Guests | Valid Until |
| Horsepower Bar and Orangery | PK843 | - | - | | |
| Orchard | - | PK11838F | Secondary Letting | 4 | 23.05.27 |
| Doves | - | PK11835F | Secondary Letting | 2 | 23.05.27 |
| Ard View | - | PK11900F | Secondary Letting | 10 | 23.05.27 |
| Coachmans | - | PK11901F | Secondary Letting | 4 | 23.05.27 |
| Strathview | - | PK11903F | Secondary Letting | 8 | 23.05.27 |
| Gardeners | - | PK11902F | Secondary Letting | 4 | 23.05.27 |

Services, Council Tax and Energy Performance Certificate(S)

| Property | Water | Electricity | Drainage | Tenure | Heating | Council Tax | Rates | EPC |
|---------------------|---------|-------------|---------------------|-----------|---------------------|-------------|--|-----|
| Blairmore Farmhouse | Private | Mains | Private septic tank | Heritable | RHI Woodchip Boiler | F | Included in 523245 & 515140 | C |
| Orchard | Private | Mains | Private septic tank | Heritable | RHI Woodchip Boiler | | Rateable Value £10,600 (1.4.23) Ref No: 523245 | C |
| Doves | Private | Mains | Private septic tank | Heritable | RHI Woodchip Boiler | | | C |
| Ard View | Private | Mains | Private septic tank | Heritable | RHI Woodchip Boiler | N/A | | B |
| Coachmans | Private | Mains | Private septic tank | Heritable | RHI Woodchip Boiler | | Rateable Value £10,600 (1.4.23) Ref No: 515140 | C |
| Strathview | Private | Mains | Private septic tank | Heritable | RHI Woodchip Boiler | | | B |
| Gardeners | Private | Mains | Private septic tank | Heritable | RHI Woodchip Boiler | | | C |

Biomass Boiler System

A state-of-the-art Hertz Firematic 200 biomass boiler is located in the Plant Room on the north side of the Steading complex. The boiler has a twin wall flue system with 201 kW output and provides space heating and hot water to all of the properties at Blairmore Farm. The system is registered with Ofgem and accredited with the Renewable Heat Incentive (RHI). RHI payments are received quarterly and in the year to 1st December 2024, the current owners received £12,188.45. Under the current arrangement, wood chip is delivered on contract to a store adjacent to the Plant Room.

Private Water Supply

Water is fed to the various properties via a private supply which rises on the farm and feeds large storage tanks located in the woodland to the north of the cottages and east of the

farmhouse. In addition, the water supply for Newbigging Farm and Tofts Farm rises on and passes through Blairmore Farm with their proprietors retaining the necessary servitude rights to maintain the supply.

BT Fibre Broadband

Blairmore Farm and Holiday Cottages benefit from a dedicated leased line from BT providing a fixed, fibre broadband business supply direct to the holiday cottages which is then split to each cottage and sent to the farmhouse via a point-to-point connection. In May 2025, the current owners installed domestic broadband capabilities which will enable each property to transfer to an individual BT supply if desired.

Agricultural Holding

Historically, Blairmore Farm and Estates Ltd has operated a Highland cattle herd and a breeding sheep flock which has run in conjunction with the short-term-let business, providing home-grown beef and lamb to visitors. Alongside the commercial livestock, the Farm has also owned 4 Clydesdale horses for showing and breeding. The land and business are registered with the Scottish Government so Basic Payment Scheme (BPS) entitlements (Region 1) are available to be transferred to a new owner.

Any payments relating to the 2025 scheme year will be retained by the Seller. If applicable, the purchaser(s) will be responsible upon occupation of the subjects of sale to comply fully with the Statutory Management requirements to maintain the farmland in Good Agricultural and Environmental Condition (GAEC) as laid down under the Cross Compliance rules of the Basic Payment Scheme (BPS) 2025 for the remainder of the scheme year.

Timber and Mineral Rights

The timber (standing and fallen) and minerals are included within the sale insofar as the seller's right thereto.

Directions

From Perth, take the A85 west signposted for Crieff. Follow the road for about 6 miles before turning right onto the minor public road leading north and signposted for Keillour. Continue on this road for approximately 3.5 miles to where Blairmore Farm is signposted on the left-hand side.

  **Postcode: PH7 3NN (sometimes PH7 3NW)**

Offers

Offers in Scottish Legal Form are to be submitted to the selling agents, Galbraith. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling agents following inspection.

Solicitors

Murray Beith Murray LLP, 3 Glenfinlas Street, Edinburgh, EH3 6AQ

Local Authority

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

Purchase Price

On conclusion of missives a non-returnable deposit of 10% of the purchase price shall be paid. The balance of the purchase price will fall due for payment at the date of entry (whether entry is taken or not) with interest accruing thereon at the rate of 5% above Bank of Scotland base rate. No consignment shall be effectual in avoiding such interest.

Disputes

Should any discrepancy arise as to the boundaries or any points arise on the Remarks, Stipulations or Plan or the interpretation of any of them, the question shall be referred to the arbitration of the selling agents whose decision acting as experts, shall be final.

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents insofar as possible and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

Funding

Any offer by a purchaser(s) must be accompanied by a guarantee from a bank which is acceptable to the seller.

Lotting

It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into lots, or to withdraw the property, or to exclude any property shown in these particulars.

Generally

Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Missives of Sale, the latter shall prevail.

Apportionments

The Council Tax, Business Rates and all other outgoings shall be apportioned between the seller and the purchaser(s) as at the date of entry.

Anti Money Laundering (AML) Regulations

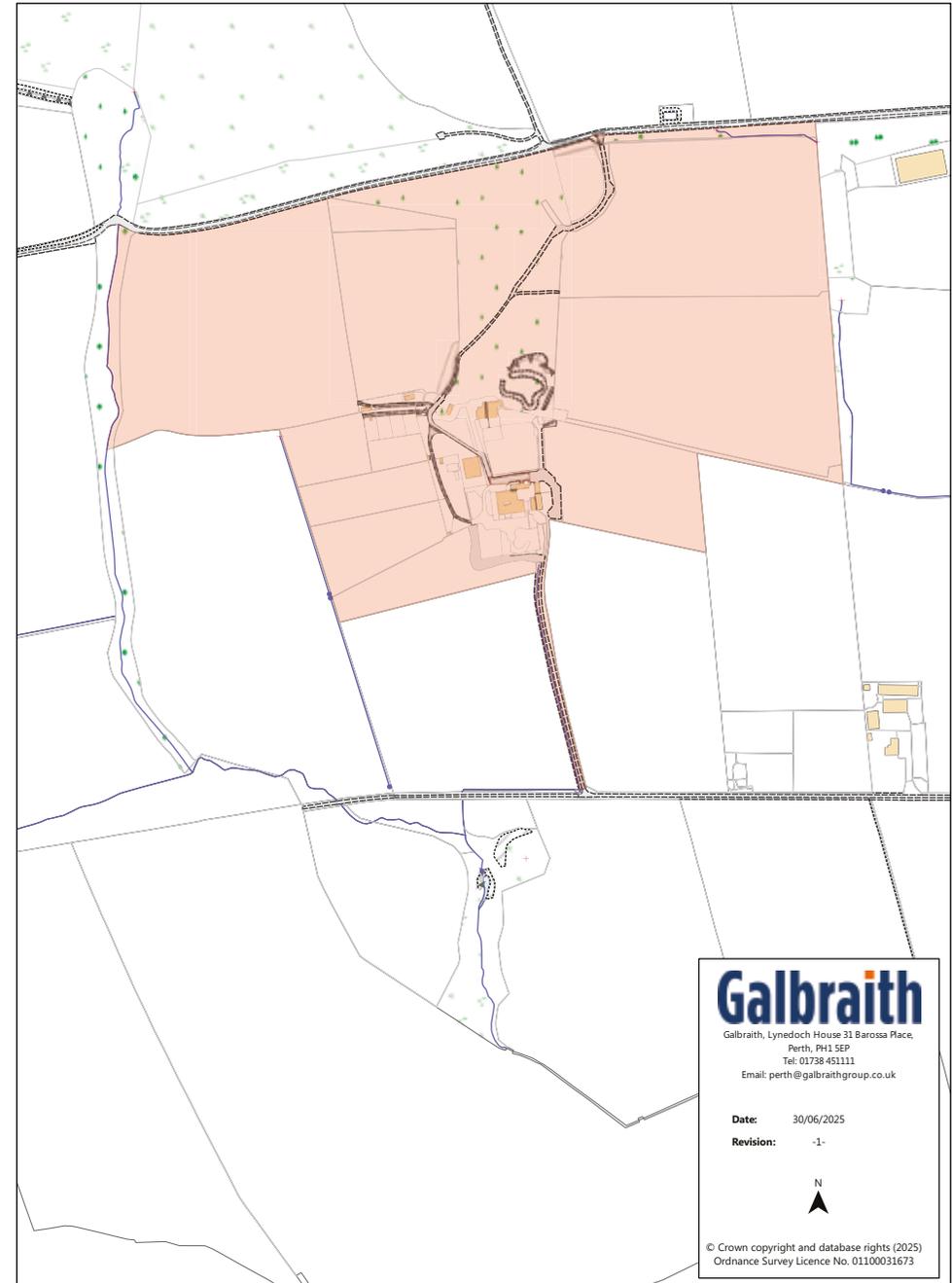
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to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

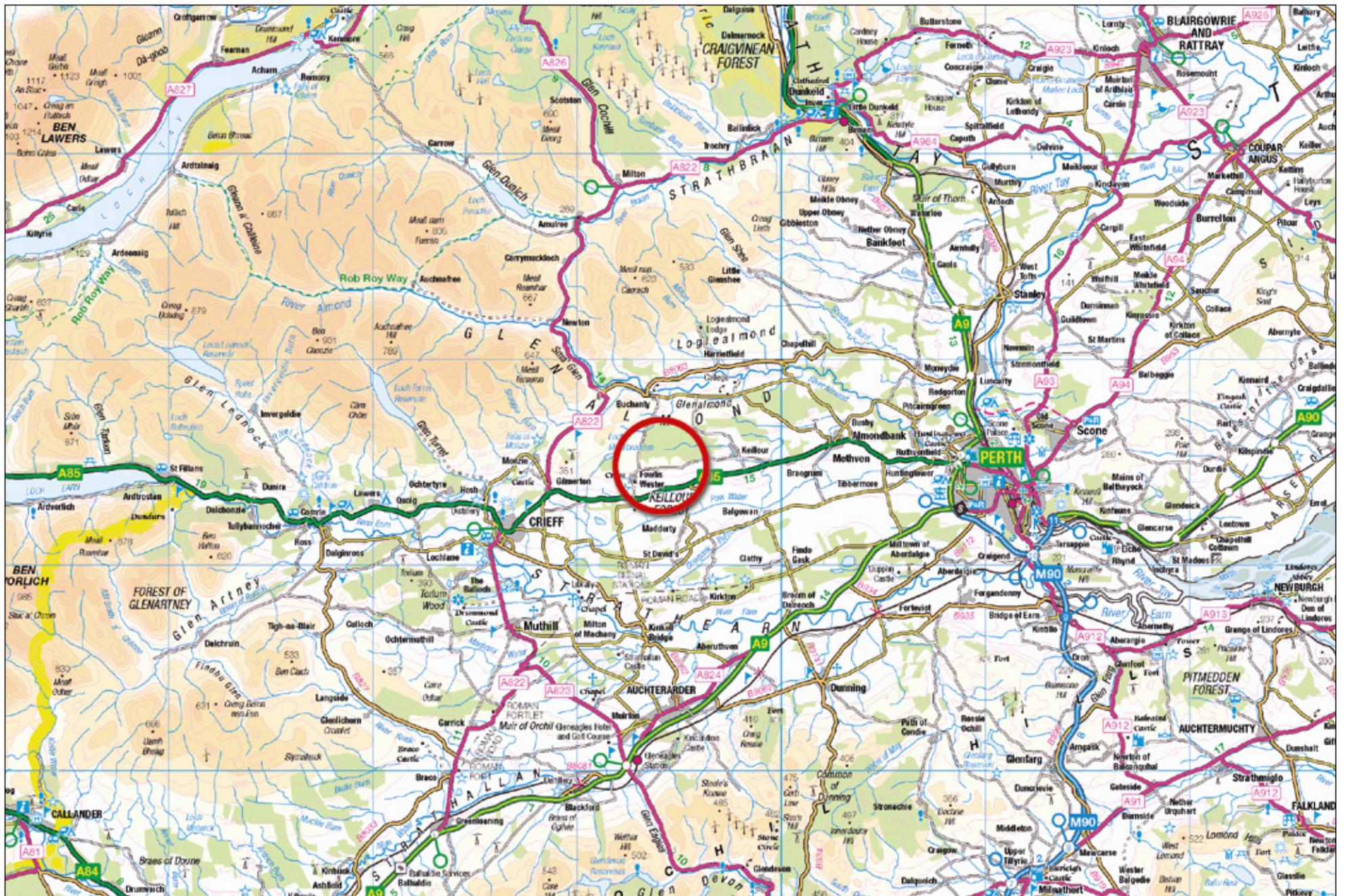
Failure to provide required identification may result in an offer not being considered.

Finance

Galbraith work with a number of lenders in the specialist agricultural market. We are able to introduce you to various lenders for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. Please note, Galbraith acts as an introducer only and has no direct or indirect influence on the outcome of any lending application. Please discuss any funding requirements in confidence with Nick Ainscough on 01738 451 111 or email Perth@galbraithgroup.com

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, June and August 2016; March 2018; and June and July 2025.







Galbraith