



3 Fish Ponds Cottage

Stormontfield | Perthshire

Galbraith

Delightful country cottage in a wonderful rural location, set in mature gardens on the banks of the River Tay.



Scone 4 miles | Luncarty 5 miles | Perth 6 miles | Dundee 25 miles
(All distances are approximate)

2 reception rooms. 3 bedrooms

Traditional end of terrace stone cottage

Mature garden grounds

Peaceful and private location on the banks of the River Tay in rural Perthshire

Highly commutable location close to the A9 and Perth

Offers over £300,000

SITUATION

3 Fish Ponds Cottage lies in a peaceful and rural location north of Stormontfield. Stormontfield is a pretty hamlet north of Perth, in the heart of the highly scenic and popular county of Perthshire. Stormontfield lies to the east of the River Tay, the longest river in Scotland and along which stunning riverside walks can be enjoyed.

The site of 3 Fish Ponds Cottage holds notable historical importance, as it was home to the world's first salmon hatchery. The cottages take their name from these early hatcheries, which operated in the nearby ponds—hence the name Fish Ponds.

Scone, lying approximately 4 miles to the south east, provides good day to day facilities including a post office, library, individual retailers, small supermarket, petrol station, primary school and other facilities.

Perth, some 6 miles to the south, provides excellent amenities. For shoppers there is a mix of both national stores and individual retailers, together with a fine selection of restaurants, many of which are award winning. In addition there is a concert hall, theatre and cinema, plus a wide range of sport and leisure facilities including a leisure pool and ice rink, for ice skating and curling. There are both railway and bus stations. There are several state schools available in Perth as well as a number of independent schools within a comfortable distance of 3 Fish Ponds Cottage including Craigclowan Preparatory School, Strathallan and Glenalmond.

Dundee, Scotland's fourth largest city has a waterfront undergoing an extensive regeneration programme with the popular V&A museum. There are two well regarded universities, with Dundee University being home to one of the UK's top medical schools. There is also a wide selection of cultural activity close by including theatres, art galleries, arts centres, museums and sporting facilities including the Olympia swimming pool.

DESCRIPTION

3 Fish Ponds Cottage is a traditional end of terrace stone cottage lying under a pitched slate roof with accommodation over one floor. On entering there is very spacious lounge with attractive fireplace and wood burning stove. A hall leads into a modern fitted kitchen and a good-sized dining room with doors opening out to the rear garden. The accommodation is complete with 3 spacious bedrooms and a family bathroom.

ACCOMMODATION

Lounge, Hall, Kitchen, Dining Room, 3 Bedrooms, Family Bathroom.

GARDEN

3 Fish Ponds Cottage is approached via a scenic three-quarter-mile private tarmac drive which leads to the off-street parking area and front garden. The well maintained gardens continue to the rear of the property and are primarily laid to lawn with an enchanting willow tree and a gate at the northern boundary providing direct access to idyllic riverside walks along the River Tay. The surrounding area offers one of Perthshire's most enchanting core path routes, following the river and mill lade to a secluded sandy beach just three-quarters of a mile upstream—an exceptional setting for dog walkers and nature lovers.



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Shared Septic Tank	Freehold	LPG Gas	Band D	Band E	Copper Broadband	YES

FLOOD RISK

The surrounding area of the subject is at risk of flooding, however we note the property has no history of flooding.

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

DIRECTIONS

From Perth, head north on the A9 towards Inverness and take the first left slip road. At the roundabout, take the third exit over Destiny Bridge towards Scone Racecourse. Continue straight at the next roundabout, then take the first exit at the following one, signposted Stormontfield. After around half a mile, bear left and follow the road through Stormontfield onto the single-track driveway for approximately 1.3 miles. 3 Fish Ponds Cottage is the first cottage directly ahead.

POST CODE

PH2 6BJ

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///disgraced.eggplants.legroom

SOLICITORS

Davidson and Shirley Solicitors, 11 Hope Street, Lanark, ML11 7ND.

LOCAL AUTHORITY

Perth and Kinross Council, Pullar House, 35 Kinnoull Street, Perth, PH1 5GD T: 01738 475 000

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.

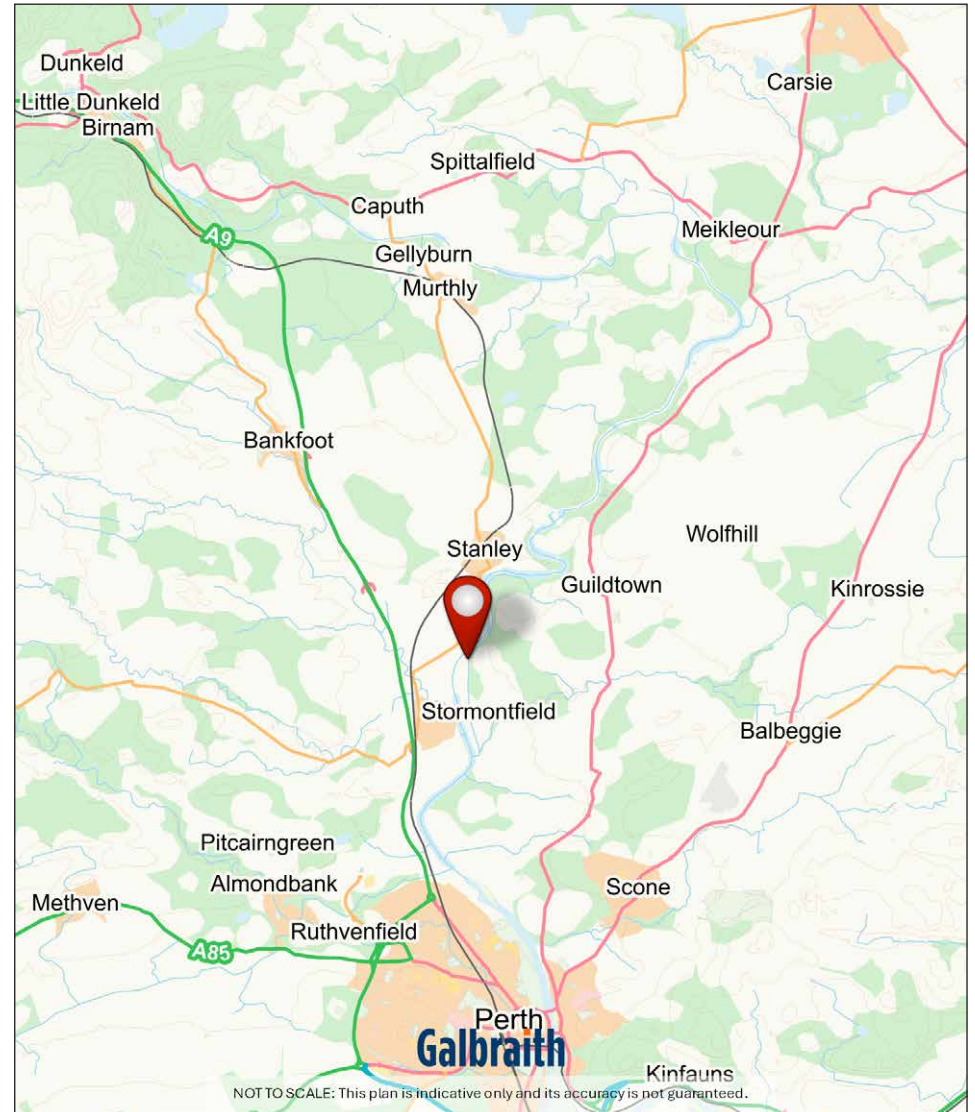
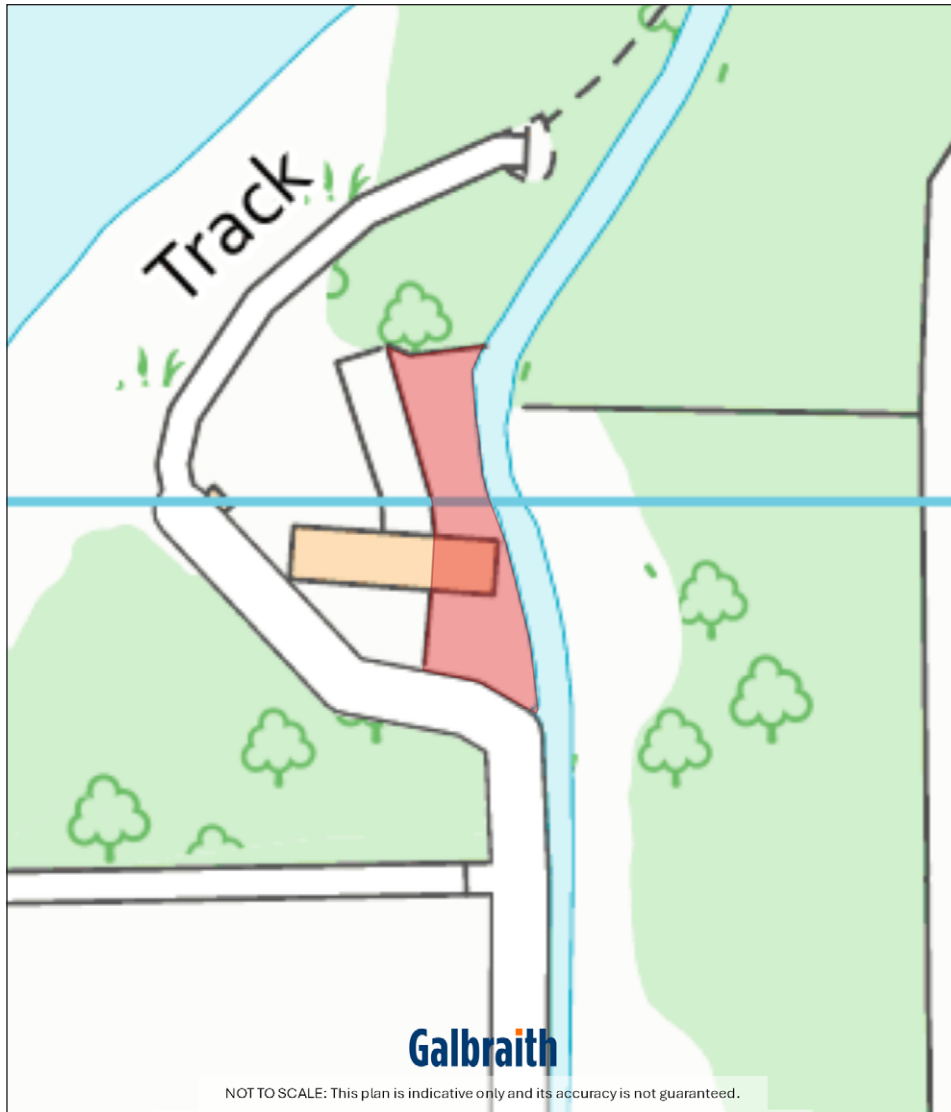
Failure to provide required identification may result in an offer not being considered.

HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

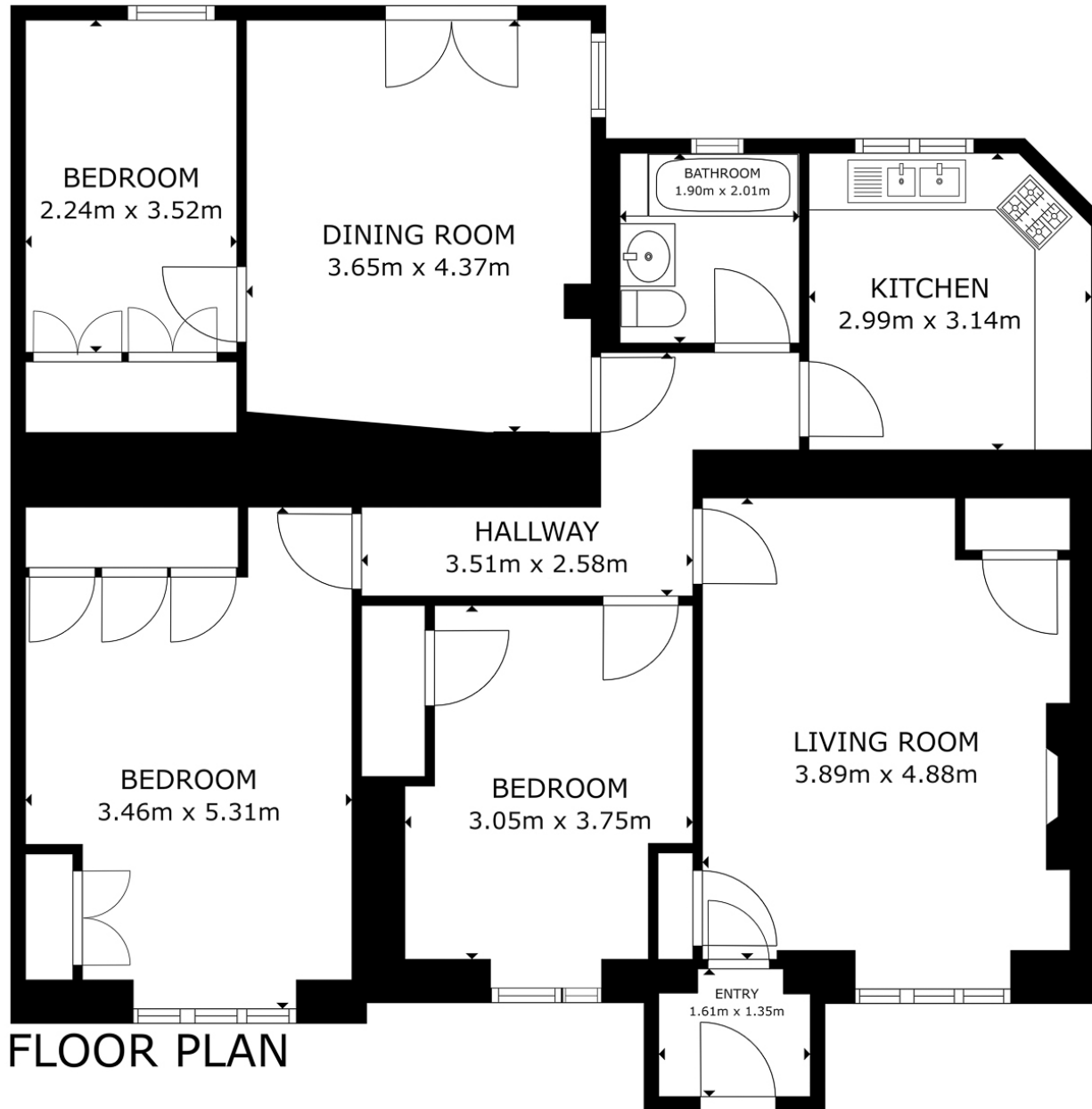






IMPORTANT NOTES

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



FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 107 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





Lynedoch House | Barossa Place | Perth | PH1 5EP
T: 01738 451111 | E: perth@galbraithgroup.com

galbraithgroup.com

Galbraith