



Smithy Croft

Drimmie | Rattray | Blairgowrie | Perth and Kinross

Galbraith

A charming traditional house with excellent accommodation with beautiful grounds in a superb location



Blairgowrie 3 miles | Perth 19 miles | Dundee 23 miles
(All distances are approximate)

About 22.59 acres (9.14 hectares)

3 reception rooms. 3 bedrooms

Well proportioned reception rooms with plenty space for entertaining

Flexible accommodation with ample natural light

Well maintained gardens with lawns, colourful borders and mature trees

Lovely amenity ground with native woodland and pasture
areas as well as a block of commercial woodland

A superb location close to Blairgowrie

Offers Over £565,000





Situation

Smithy Croft lies approximately 3 miles to the north of the town of Blairgowrie in the county of Perthshire and enjoys a superb rural position commanding outstanding views over the surrounding countryside. Blairgowrie provides comprehensive day to day facilities including a secondary school, supermarkets, independent retailers, a medical centre and restaurants.

The city of Perth lies approximately 20 miles to the south and provides an excellent range of services and facilities including national retailers, theatre, concert hall, banks and railway station. Dundee is 23 miles to the south east and provides equally good facilities as well as two universities and an airport with regular flights to London.

Perthshire is renowned for its wealth of recreational opportunities on the doorstep. The many hills and glens offer a wealth of walking and mountain biking routes whilst winter sports can be enjoyed at Glenshee Ski Centre which lies about 90 minutes journey north. For the golfer, there are numerous courses within a comfortable distance including the world renowned Rosemount golf course at Blairgowrie.







Description

Smithy Croft is a delightful traditional house sitting within a lovely garden and enjoying a beautiful setting with super views of the surrounding countryside and hills beyond. It has a part harled, part cedar clad and part original stonework exterior lying under a slate roof with double glazing throughout and is comprised of a traditional house with an impressive carpenter oak extension.

Upon entering the charm and character of the house are evident with well proportioned rooms offering light and bright accommodation and superb reception spaces. The welcoming entrance hall leads to the suburb sitting room which has feature oak beams, an impressive fireplace and dual aspect views with ample natural light, this is a great space for entertaining guests and accommodating family life. The cosy kitchen has traditional charm with an Aga and an excellent range of wall and base units. Off the kitchen is the dining room which continues through to a snug which is a lovely peaceful space that could be a fourth bedroom if desired. The ground floor accommodation is completed by a utility room and a WC.

From the hall, a staircase leads up to the principle suite which has a generous master bedroom, a mezzanine and a bathroom with a bath and a shower. The other bedrooms are reached by a staircase in the original part of the house and are generously proportioned with great storage and benefit from a bathroom and a pretty mezzanine which has lovely views of the gardens.



Accommodation

Ground Floor: Entrance Hall, Kitchen, Sitting Room, Dining Room, Snug, Utility, WC, Porch.

First Floor: Principle Bedroom Suite with Double Bedroom and Bathroom, 2 Double Bedrooms, Bathroom, Mezzanine Seating Area.

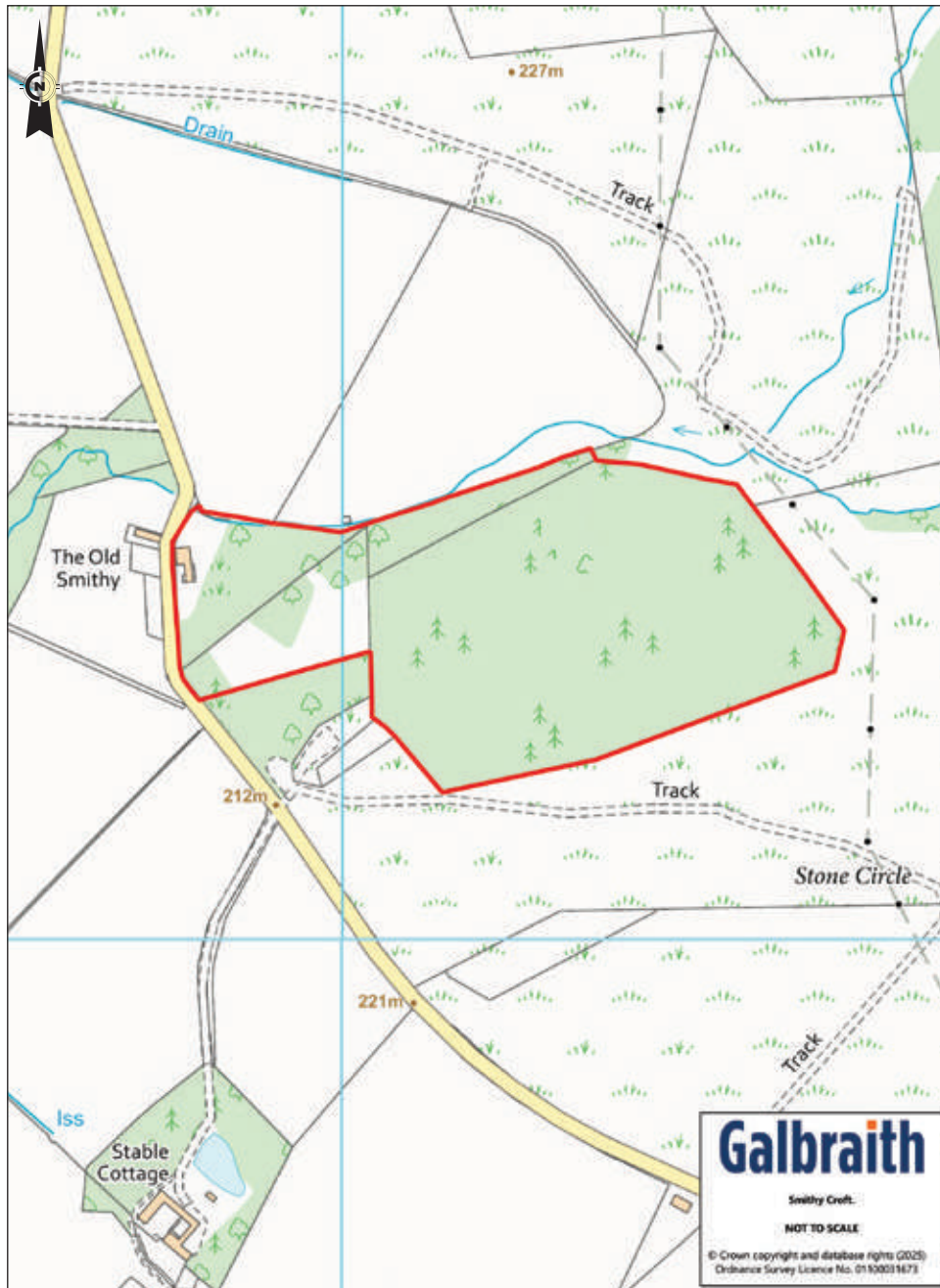
Garden & Grounds

Smithy Croft sits within extensive grounds of some 25 acres. To the rear of the house is a gravel drive with a turning circle beyond which is well maintained lawns with mature shrubs providing structure and colour. Immediately off the entrance hall is the sheltered courtyard garden which provides a delightful space to sit and enjoy the afternoon sun and the peace of the surroundings. Off the sitting room is a further seating area within a lovely, curved wall which is ideal for lunchtime dining.

Beyond the lawns is a delightful wooded area with a mix of native species that provides wonderful amenity ground and habitat for the local wildlife. Within the woodland is open areas of grazing ground which have great potential to be used for ponies or other smallholding activities. At the rear of the property is about 20 acres of woodland which was planted approximately 30 years ago, this is mostly coniferous with some deciduous species.

Smithy Croft has a generous double garage with ample room for two cars as well as plenty storage space. The garage also has a superb workshop space above the parking area which has a charming door onto a small veranda and provides the potential for use as a home office or playroom. The garage is accessed directly from the driveway with a door leading to the courtyard. Within the garden there is a timber garden shed which is used for storing garden equipment and a further wooden shed with a hardcore base which is ideal for storing machinery.





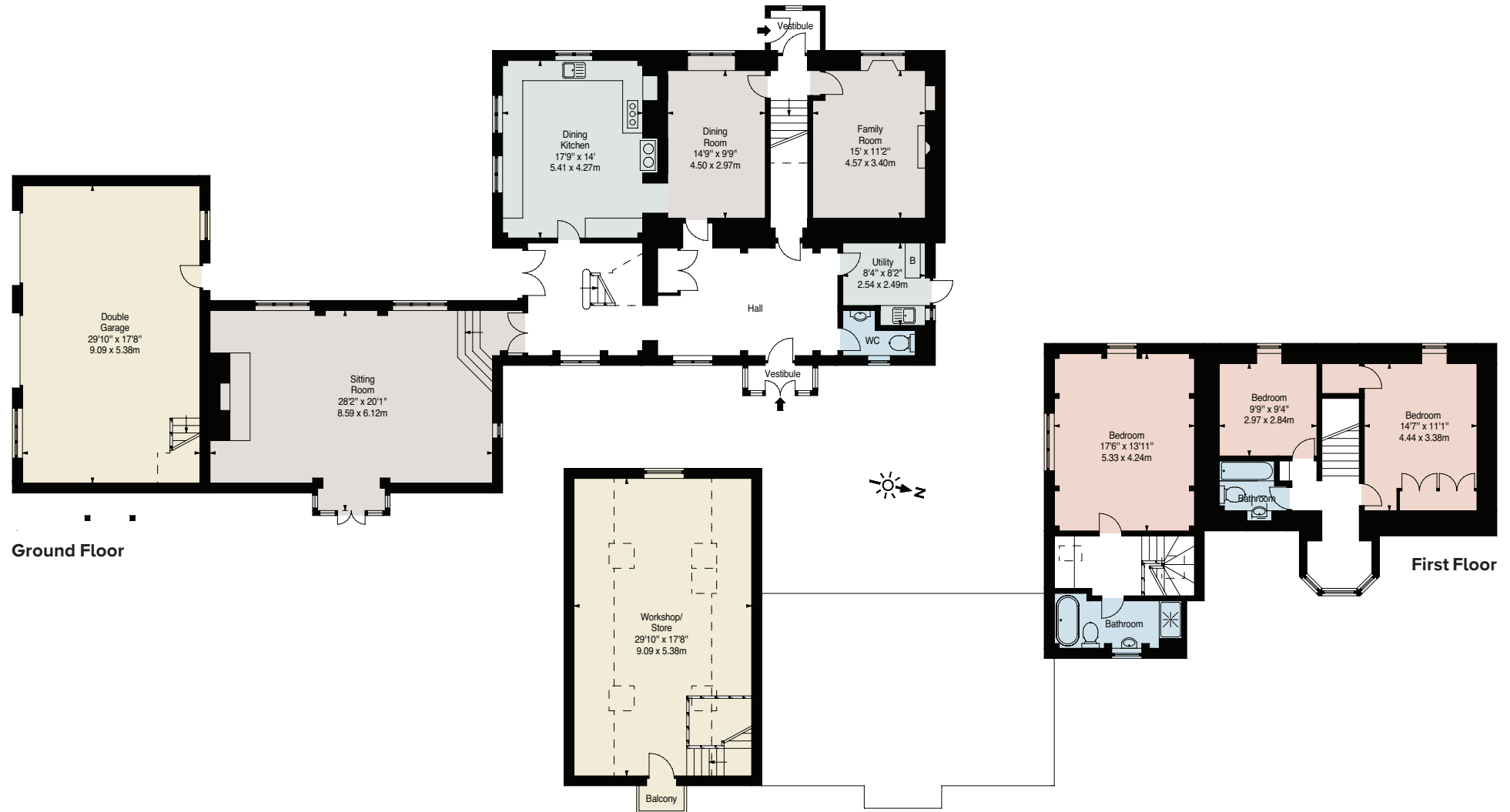
Floor plans

Approx. Gross Internal Area

Main House: 2641 Sq Ft - 245.35 Sq M

Garage & Workshop / Store: 1056 Sq Ft - 98.10 Sq M

For identification only. Not to scale.



Viewings

Strictly by appointment with the Selling Agents.

Tenure

Freehold

Local Authority

Perth and Kinross Council

Council Tax

Band F

EPC

Band D

Services

Water

Private

Electricity

Mains

Drainage

Private

Heating

Oil

Broadband

Copper

Mobile

Yes

Directions

In Blairgowrie take the A93 North signposted for Braemar, before leaving the town take the right hand turn signposted for Drimmie. Follow this road for approximately 3 miles and Smithy Croft is on the right.



wicket.feasting.repeating



Postcode: PH10 7JD

Solicitors

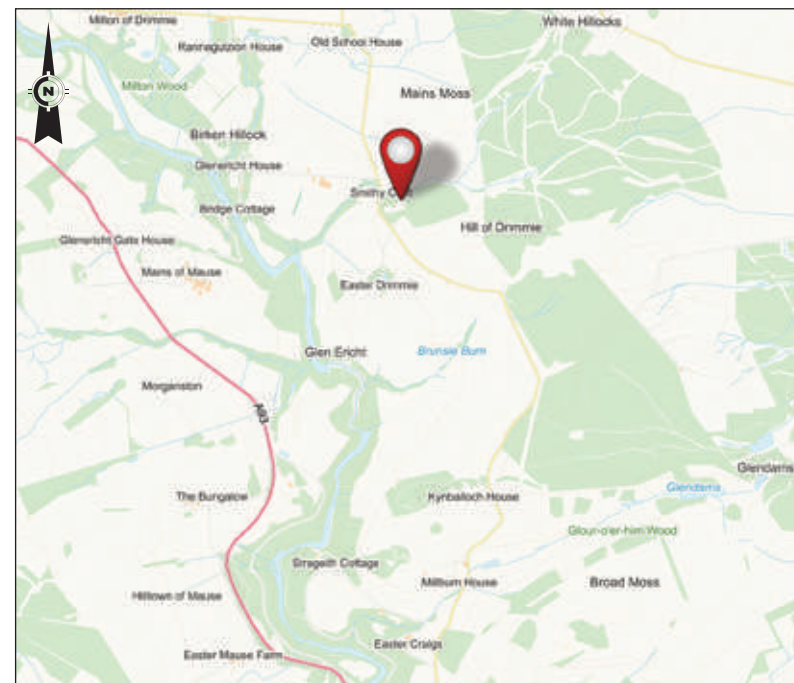
Thorntons Law, Whitefriars House, 7 Whitefriars Crescent, Perth, PH2 0PA.

Fixtures and Fittings

No items are included unless specifically mentioned in these particulars.

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 June 2025.

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.



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

galbraith.com

Galbraith