



Galbraith

LORIEN

GLEN DERBY, KIRKMICHAEL, BLAIRGOWRIE, PERTHSHIRE



LORIEN, GLEN DERBY, KIRKMICHAEL, BLAIRGOWRIE, PERTHSHIRE

A superb log cabin in a secluded location with fantastic views over the surrounding highland countryside.

Kirkmichael 1 miles ■ Pitlochry 13 miles ■ Blairgowrie 14 miles
Perth 30 miles

About 9.71 acres

Offers Over £325,000

- 1 reception rooms. 4 bedrooms
- A beautiful log cabin with generous reception spaces overlooking the surrounding countryside
- Flexible accommodation with in built storage
- A useful garage ideal for storage
- A well maintained garden area with a pretty barbeque hut
- Private grounds with a myriad of Scottish native species

Galbraith

Perth
01738 451111
perth@galbraithgroup.com



SITUATION

Lorien is situated just to the south of the village of Kirkmichael in the county of Perthshire and enjoys a superb rural position with fantastic views over the surrounding countryside. Kirkmichael provides a village shop, church, primary school, and village hall and has recently been reinvigorated with changes to the Strathardle Hotel. The popular town of Blairgowrie lies just 15 miles to the south east and provides comprehensive day to day facilities including secondary schooling, supermarkets, independent retailers, a medical centre and a lovely range of cafes and restaurants. Pitlochry lies 10 miles to the west and also provides excellent facilities as well as a popular theatre and a train station with excellent links north and south.

Perth is situated just 35 miles to the south and provides an excellent range of services and facilities including national retailers, a theatre, a concert hall, banks and a railway station.

Edinburgh can be reached in approximately 2 hours by car with its international airport and broad and vibrant city amenities. Dundee is some 32 miles to the east with its primary and secondary schooling, university, the V&A Museum and airport with daily flights to London.

Perthshire is often referred to as the gateway to the highlands and offers numerous opportunities for outdoor country pursuits including walking, climbing and mountain biking. The Cateran trail passes through the Kirkmichael itself, the trail is based on historic drove roads used by ancient Caterans hundreds of years ago and allows the beautiful countryside to be enjoyed.

DESCRIPTION

Lorien is a most attractive Norwegian Log cabin which sits within a beautiful plot in the popular Glen Derby community. The house offers flexible accommodation with lovely reception spaces which all enjoy the superb views over the surrounding countryside and the hills beyond. In the heart of the house is the open plan kitchen, dining and living space, this bright, spacious room is ideal for family living and for entertaining guests and enjoys ample natural light. Off the sitting area is the sunroom, a superb space to enjoy the peaceful surroundings and watch the wide variety of wildlife that frequent the area.

The accommodation provided is spacious and flexible, the principle bedroom enjoys sliding doors to the garden with super views as well as built storage. There are two further double bedrooms, both with beautiful views and storage, and a single bedroom which could also be a great study.

Adjacent to the entrance is the garage which provides superb storage as well as the [potential to create further living space subject to the necessary planning consents.

ACCOMMODATION

Living Room, Dining Room, Kitchen, Bathroom, Lobby, Cloak Room, 3 Double Bedrooms, Single Bedroom/Study and Garage.

GARDEN AND GROUNDS

Lorien sits within delightful grounds extending to 9.71 acres in total. A gravel drive allows for ample parking for multiple cars while well tended lawns wrap around the rest of the house. A patio sits to the rear which provides a great space for a BBQ or a hot tub. Just below the main house is the charming BBQ hut which is a super space for relaxing and entertaining guests.

The remainder of the ground is a haven for local wildlife and is home to a myriad of species which frequent the grounds.





SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Private	Mains	Private	Freehold	Electric	Band E	G	FTTC	YES

ACCESS

Lorien benefits from a right of access over the shared access track.

DIRECTIONS

From Blairgowrie follow the A93 north until you reach Bridge of Cally. Upon entering the town turn left after the bridge signposted Kirkmichael/Ballintuim, follow the road for approximately 7 miles and you will reach the village of Kirkmichael. Turn left over the bridge and carry on for approximately 1 mile passing the Log Cabin Hotel. Follow the track for approximately half a mile, Lorien is the property on the left just before the T junction, signposted number 15.

POST CODE

PH10 7NA

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///betraying.waddled.calms

SOLICITORS

Urquharts, 16 Heriot Row, Edinburgh, EH3 6HR. T: 0131 556 2896

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.

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

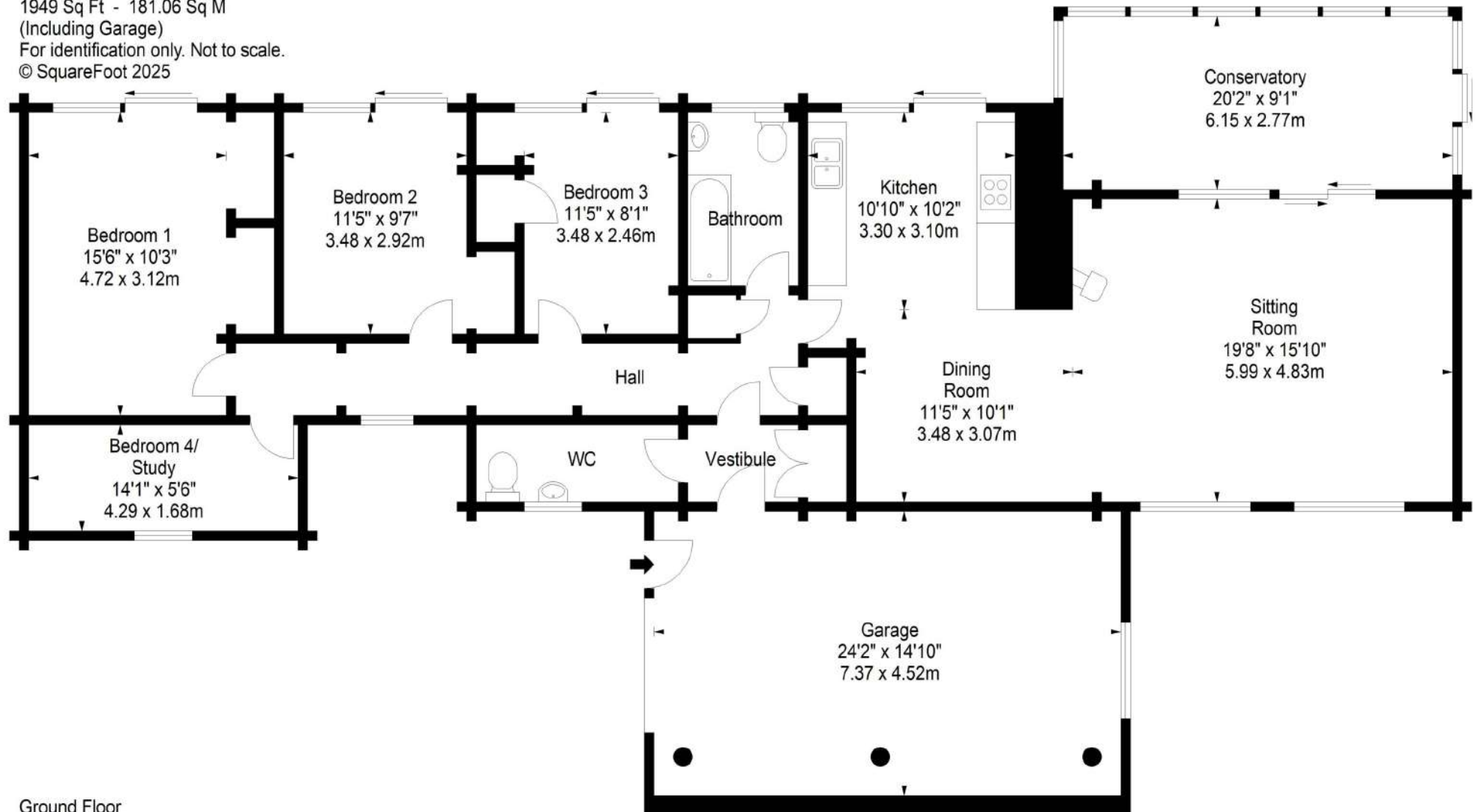
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are 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 August 2025.



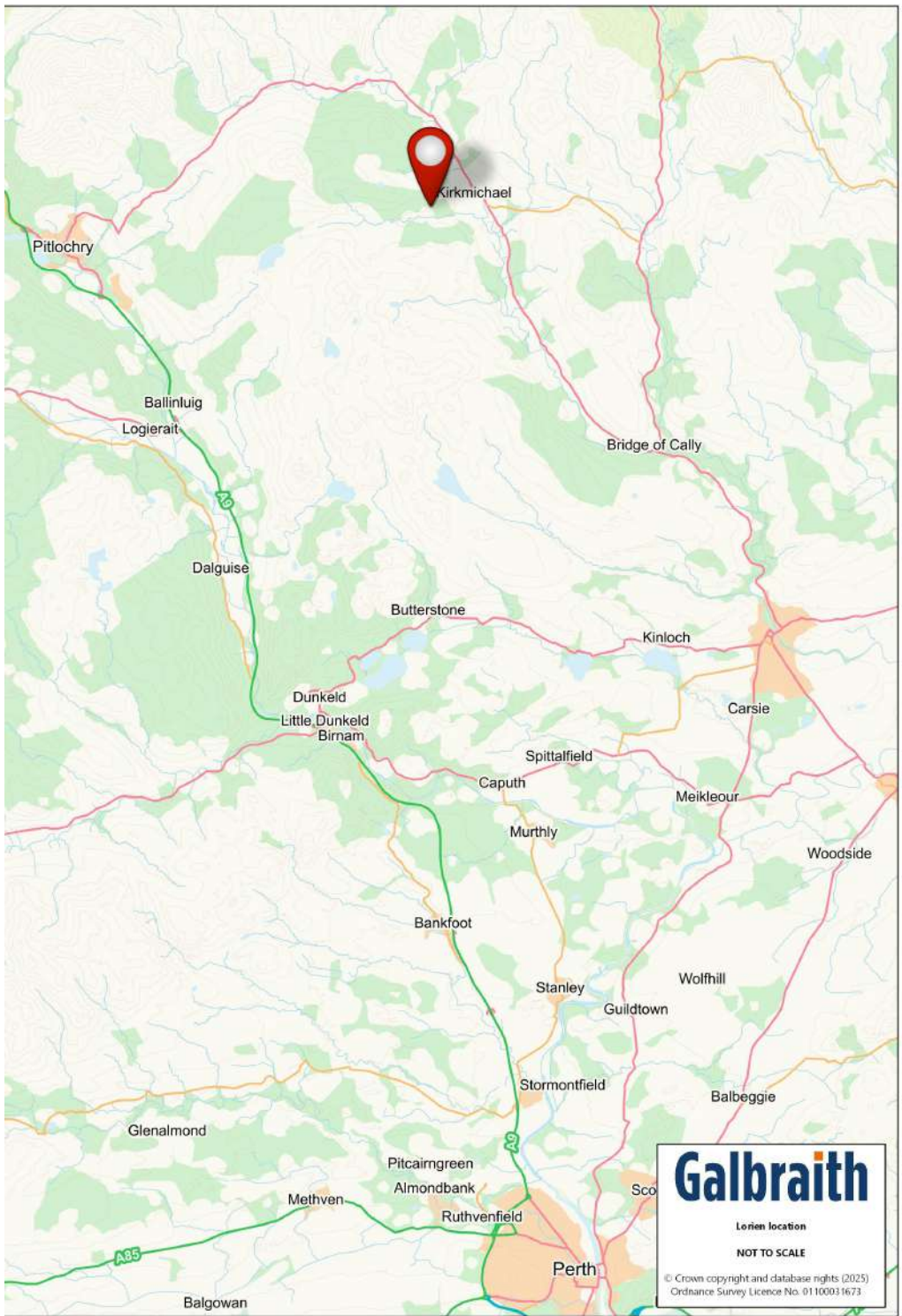
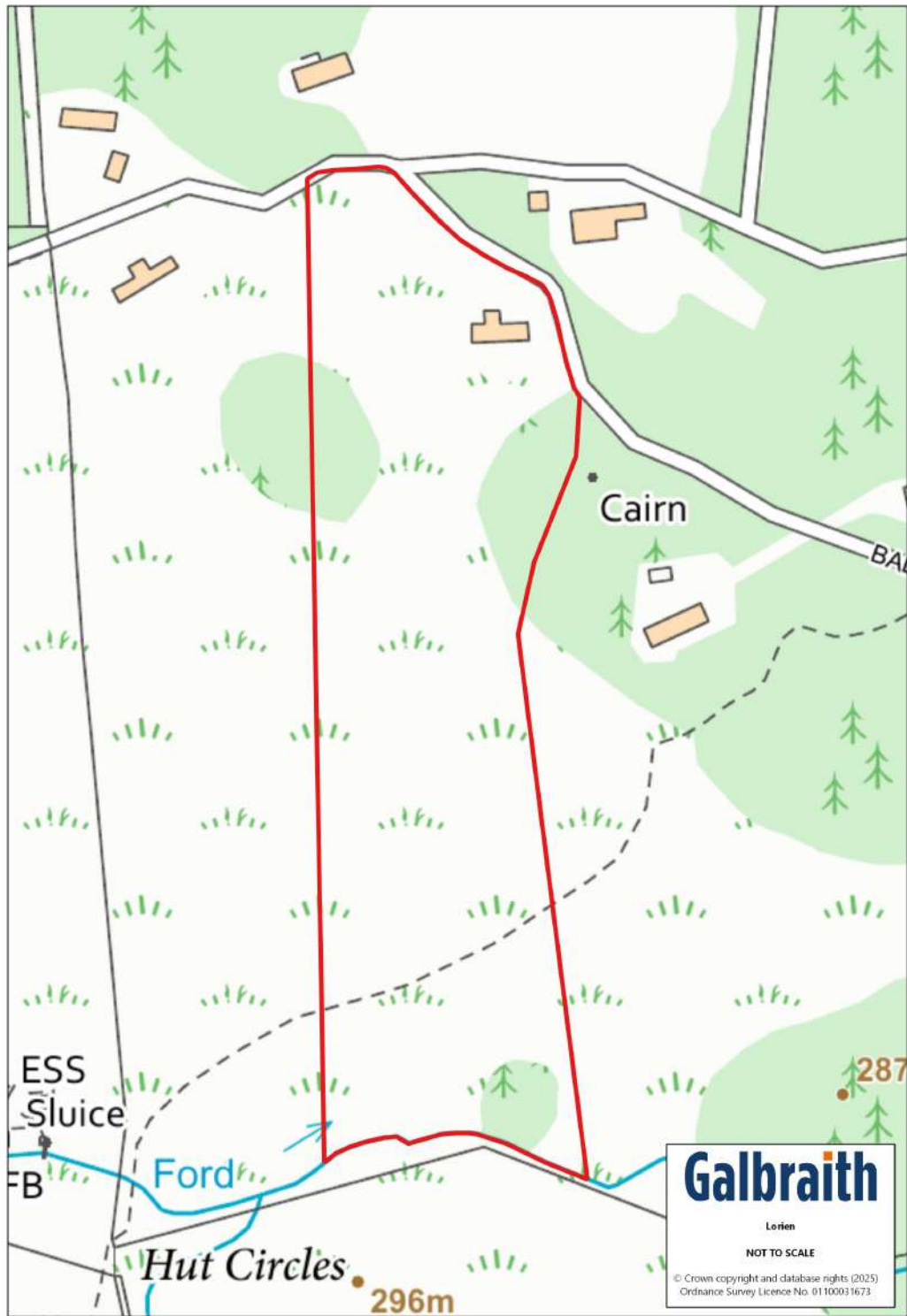
Lorien,
Glen Derby,
Kirkmichael,
Blairgowrie,
Perth and Kinross, PH10 7NA



Approx. Gross Internal Area
1949 Sq Ft - 181.06 Sq M
(Including Garage)
For identification only. Not to scale.
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Ground Floor





Galbraith



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PLEASE RECYCLE