



Redmyre

14 Arthurstone House | Meigle | Blairgowrie | Perthshire

Galbraith

An impressive second floor apartment in a beautiful listed country mansion surrounded by immaculate gardens.



Meikle 2 miles | Perth 16 miles | Dundee 15 miles | Edinburgh city centre 60 miles
(All distances are approximate)

1 reception room. 1 bedroom

Beautiful reception space with a unique circular sitting room

Generous accommodation with dual aspect views

Beautiful views over landscaped grounds with tennis courts and a curling pond

Excellent location close to Perth and Dundee

Offers Over £195,000

SITUATION

Arthurstone House sits in the picturesque Vale of Strathmore and lies between the Sidlaw Hills to the south and the Grampian Mountains and Angus Glens to the north. The village of Meigle lies approximately two miles to the east and provides excellent village facilities including a post office/grocery store, primary school, village hall and church. The village of Ardlar is about one mile to the south and is easily accessible through the network of footpaths that surround Arthurstone House. Further afield, the town of Blairgowrie is home to a range of facilities such as a secondary school, major supermarkets, independent and specialist retailers and restaurants. Private schooling is available at the High School of Dundee, Craigclowan, Strathallan, Kilgraston as well as a number of other schools in the Perth area.

The nearby village of Alyth, six miles to the north, provides a first class health centre as well as shops, churches and a public library. The city of Perth lies approximately 17 miles to the south-west and provides an excellent range of national retailers, banks, cinemas, theatre, concert hall, restaurants, sports facilities, and a bus and railway station. Dundee, home to the V & A museum, is around fifteen miles to the south-east and is home to two universities, shopping centres, supermarkets, the Olympia swimming pool and leisure centre, railway and bus stations as well as an airport with flights to London Stanstead. Edinburgh airport is about 57 miles to the south and Edinburgh city centre can be reached in about 1 hour 30 mins by car where large city amenities can be enjoyed including cultural activity, retail and leisure facilities.

The surrounding area of Perthshire offers a wealth of recreational opportunities and is well suited to the outdoor enthusiast for walking, cycling and horse riding. The area around Arthurstone House is home to a wide array of wildlife and there is easy access to particularly outstanding and varied countryside with hills, woodland, river and rolling farmland. There are three golf courses available in Perth, two in Alyth, Rosemount in Blairgowrie, as well as numerous championship courses at St Andrews and the pretty Angus Glens such as Isla, Prosen and Lethnott are easily accessible. The beautiful sandy beaches of Lunan Bay and St Cyrus and the red sandstone cliffs at Arbroath are all within reach and there are a number of interesting National Trust properties in the area including the House of Dunn at Montrose, Barry Mill near Carnoustie and the J. M. Barrie house, once home to the famous author in Kirriemuir.







DESCRIPTION

Arthurstone House is a stunning country mansion with a rich history dating back to the late 1700s, in its past it has served as a private home, then a preparatory school before being sympathetically converted into fifteen bespoke houses and apartments in 2005.

Redmyre is a charming second floor apartment which sits in the heart of the original house and enjoys lovely views over the gardens. The property is accessed via an impressive shared access hall which enjoys generous proportions, volume and a stunning original stained glass window.

Upon entering Redmyre itself the entrance vestibule leads to a lovely dining kitchen with a integrated appliances and ample light. Off the kitchen is the sitting room, a stunning space with a unique circular shape. Overlooking the surrounding ground it enjoys ample natural light and is a delightful space for entertaining guests. The generous double bedroom has dual aspect views and is spaciouly proportioned.



ACCOMMODATION

Entrance Hall, Kitchen, Sitting Room, Bedroom, Bathroom

GARDEN

Arthurstone House sits within approximately thirty-five acres of immaculately maintained communal gardens and grounds including woodlands and fields. A curling rink with 'C' Listed outhouse and stream lie on the perimeter of the fields and are resident to much wildlife. Walking paths are laid throughout the woodlands for the residents' use. Ornamental lawns with rhododendrons and other shrubs and mature trees surround the house and offer residents several private areas to enjoy, especially during the summer months. An ornamental pond and water fountain provide a formal feature in front of the main entrance.

Redmyre has convenient parking spaces, as well as a generous garage which has electricity and is perfect for additional storage space.

SERVICES

Water	Electricity	Drainage	Heating	Broadband	Mobile
Mains	Mains	Private	Gas	FTTC	YES

COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Council Tax	Tenure	EPC
Band D	Freehold	E

DIRECTIONS

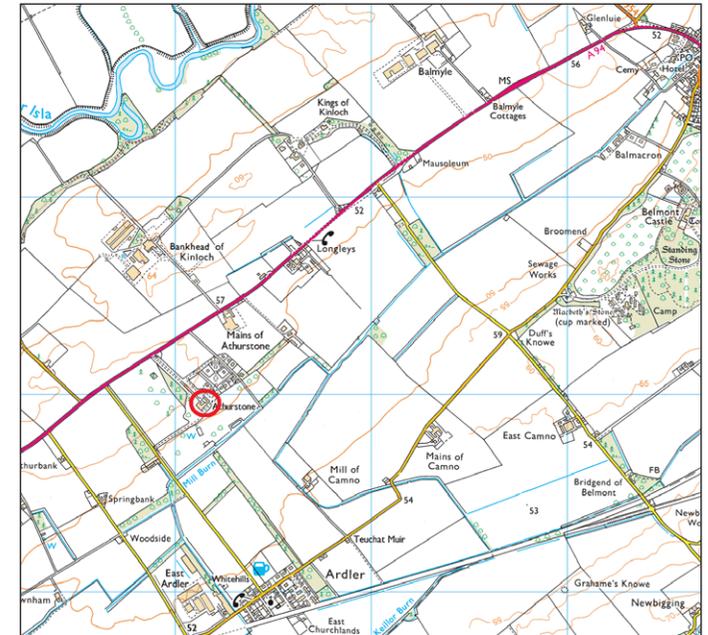
From Perth follow the A94 north through Coupar Angus heading for Meigle. Shortly before Meigle and about three miles from Coupar Angus turn right at the gates to Arthurstone House and follow the driveway down towards the house. Shortly before the house turn left where the road branches and the access to Benachally is then on the left hand side under an archway. From Dundee follow the A923 Coupar Angus road branching off right at Muirhead onto the B954 for Newtyle. Following the B954 through Newtyle and onto Meigle, turn left onto the A94 Coupar Angus road. Follow the A94 for approximately two miles and the gates to Arthurstone House are on the left and the directions are then as above.

POST CODE

PH12 8QW

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///alleges.durations.impact

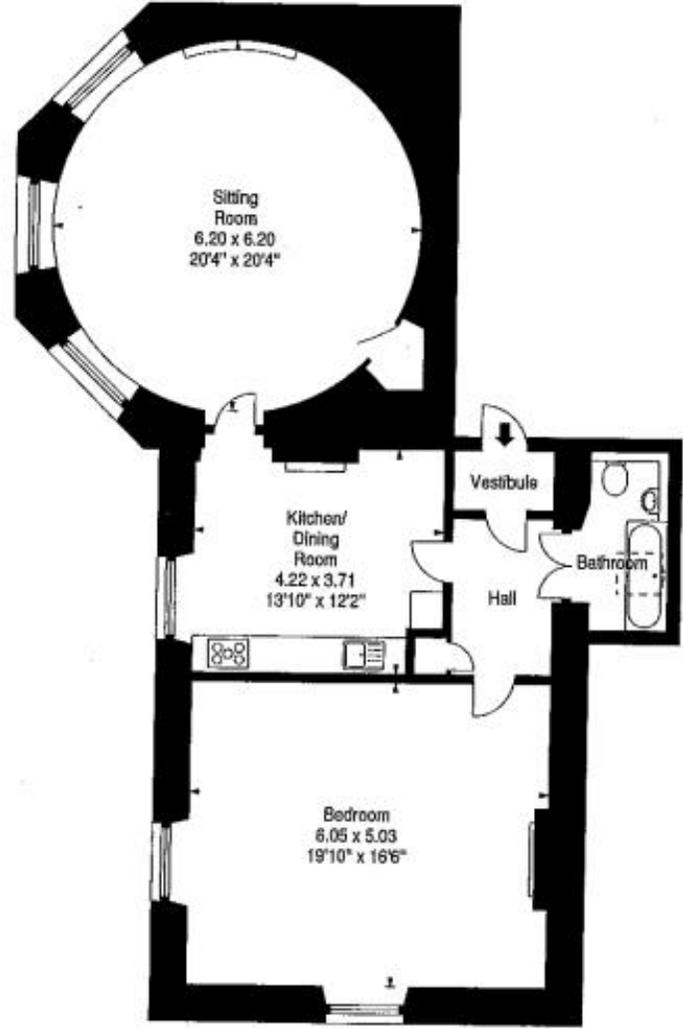


The Redmyre
14 Arthurstone House, PH12 8QW

Gross internal area (approx)

94.57 sq.m (1018 sq.ft)

For Identification Only. Not To Scale.
© Square Foot Media.



Second Floor

SOLICITORS

Laurie & Company, 17 Victoria Street, Aberdeen, AB10 1PU

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.

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.

ANTIMONEYLAUNDERING (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.

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 September 2025





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