

Sheigra

Wester Essendy | Blairgowrie | Perthshire



Galbraith

An impressive contemporary rural property finished to exacting standards, situated in a popular location in Perthshire

Blairgowrie 3 miles | Dunkeld 8 miles | Perth 16 miles
(All distances are approximate)

About 3.11 acres (1.26 hectares)

3 reception rooms | 4 bedrooms

Modern property finished to an exceptionally high standard with quality fixtures and fittings throughout

South facing property with well landscaped garden grounds and garden room

Double garage with 1-bedroom flat providing secondary accommodation

Paddock adjacent extending to about 2 acres with polytunnel

Highly popular and convenient location in Perthshire commutable to Perth, Dundee and Edinburgh.

Offers Over £860,000

Galbraith

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galbraithgroup.com



Galbraith
For Sale



Situation

Sheigra lies in the much sought after County of Perthshire about 3 miles west of Blairgowrie and some 8 miles to the east of Dunkeld. Blairgowrie provides a superb range of amenities including supermarkets, restaurants and cafés, independent retailers and both primary and secondary schooling. Dunkeld, a delightful village with a thriving community, provides a superb range of day to day facilities including delicatessen, bakery, butcher, small supermarket, further independent retailers, restaurants, primary school and doctor's surgery and dentist. Lying on the banks of the River Tay, Dunkeld enjoys a highly scenic setting in rural Perthshire, yet with excellent transport links with the A9 nearby giving swift access north and south and a railway station with regular daily services including the sleeper service to London.

Perth, known as the "Fair City", can be reached in about a 30 minute journey by car to the south with national retailers, banks, restaurants, concert hall, theatre, cinema, railway station, leisure centre and ice rink. Dundee lies to the east (21.5 miles) providing two universities, an airport with daily flights to London and an extensive range of national retailers together with the V & A Museum, Olympia swimming pool and Discovery Point where RRS Discovery is on permanent display.

Perthshire is a county which offers a wealth of outdoor recreational activities including hill walking in the surrounding hills and glens and winter sports at Glenshee Ski Centre less than an hours drive north. For the golfer, the courses at Rosemount in Blairgowrie and Dunkeld are all within easy reach, whilst fishing may be taken locally.

Description

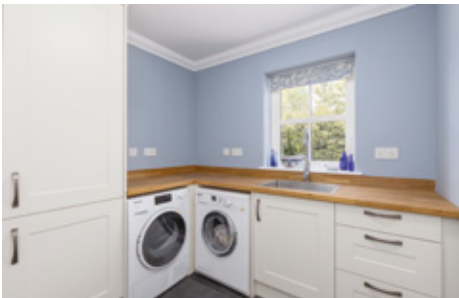
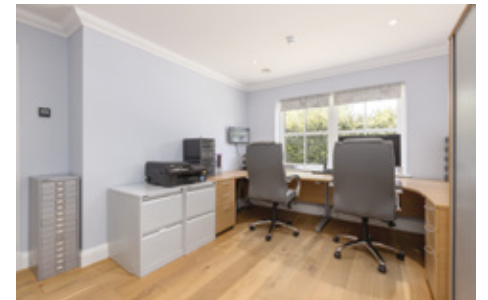
Sheigra is a beautiful contemporary James Denholm designed house, which has been finished to a high standard with quality fixtures and fittings throughout. On entering, the high-quality finish is immediately evident with smart doors, door fittings, light fittings, windows, floorings, internal vacuum system and double glazing throughout. The reception hall with its double high ceilings leads directly to the ample reception spaces which are all light and bright. The open plan kitchen/ living/ dining room is truly the heart of the home with wood burning stove, larder off and doors opening out on the garden patio. There is also a formal sitting room with wood burning stove and floor to ceiling windows. The ground floor is complete with a bedroom, shower room, boot room and utility room. A staircase leads to the first floor mezzanine which leads to the principal suite with ensuite and dressing room, two further bedrooms and a family bathroom.

Accommodation

Ground Floor: Entrance Hall, Kitchen/Dining/Sitting Room, Snug Lounge, Shower Room, Storage Cupboard, Bedroom, Boot Room, Utility Room

First Floor: Mezzanine Landing, Principal Suite with Ensuite and Dressing Area, Storage Cupboards Family Bathroom, 2 Bedrooms.







Garden

Sheigra sits within about 3 acres of beautifully maintained grounds, accessed by a private, tree-lined driveway. To the front and rear of the property is a generous gravelled parking area leading to a double garage equipped with a workshop/store and upstairs flat providing additional accommodation. Immediately surrounding the house is a delightful garden, down to lawn with mature shrubs and trees, including walnut and apple, giving wonderful structure, colour and interest throughout the year. To the south of the property is a fantastic garden room. This is a flexible space currently utilised as a bar/garden room with wood burning stove, sink and toilet with wonderful views over the gardens, grounds and surrounding countryside. In addition, the property has a timber garden shed and substantial log store. Adjacent to the property is a fully enclosed paddock with practical polytunnel extending to about 2 acres providing excellent amenity ground.





General Information

Services, Council Tax and Energy Performance Certificate(s)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Private	Freehold	Ground source heat pump and wood burning boiler stove with thermal solar panels.	Band G	D	FTTP/FFTC*	YES

Flood Risk

The property is not located in an area at risk of flooding. Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

Directions

From Perth, take the A93 north to Meikleour. Continue through the village and, after a short distance, turn right onto the minor road B947. After about 2.5 miles, turn left onto the minor road for Clunie Loch. Sheigra will be found on the right-hand side after about a mile.

 Postcode: PH10 6RA

 plums.ruins.streamers

Solicitors

Anderson Beaton Lamond, Bordeaux House, 31 Kinnoull Street, Perth, PH1 5EN T: 01738 639 999

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

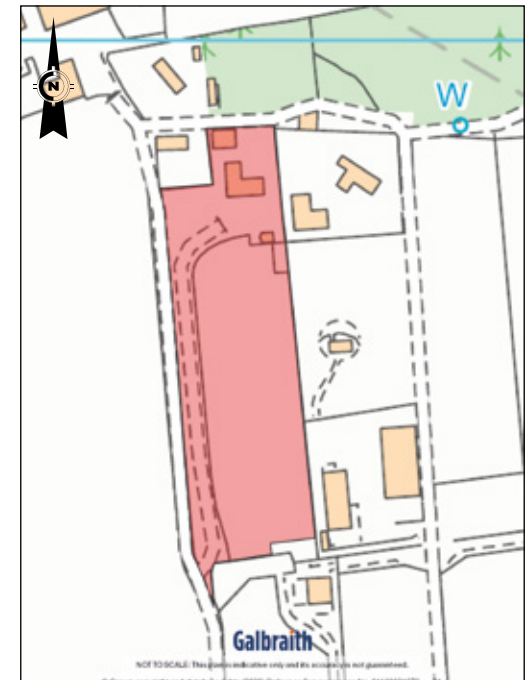
Strictly by appointment with the Selling Agents.

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.



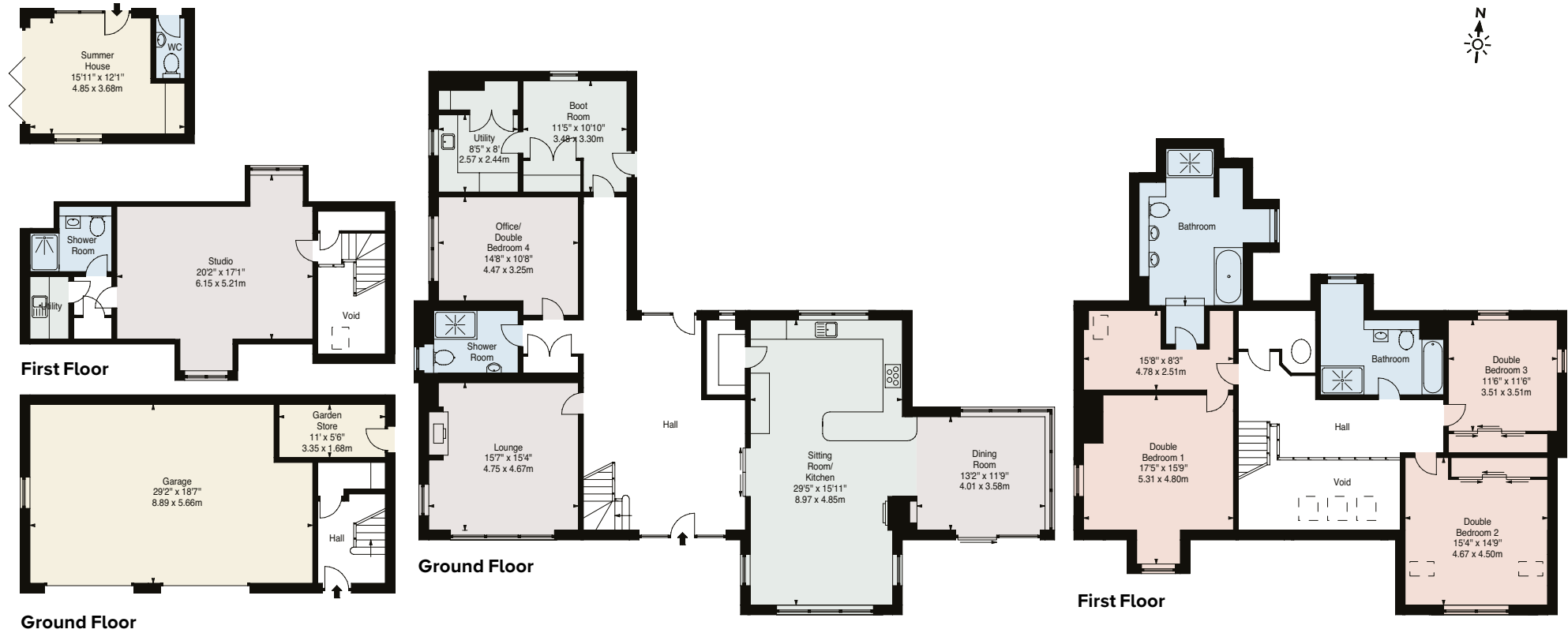
Floor plans

Approx. Gross Internal Area

3258 Sq Ft - 302.67 Sq M

Outbuildings: 1422 Sq Ft - 132.10 Sq M

For identification only. Not to scale.



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 May 2026.



Galbraith