

ASHFIELD

WARDSIDE, MUTHILL, CRIEFF, PERTHSHIRE



Galbraith

ASHFIELD, WARDSIDE, MUTHILL, CRIEFF, PERTHSHIRE

Charming Georgian house set in a lovely edge of village situation

Crieff 3 miles ■ Perth 21 miles
Glasgow 44 miles ■ Edinburgh 50 miles

Offers Over £400,000

- 2 reception rooms. 4 bedrooms
- Lovely reception spaces with super views
- Beautiful south facing garden
- Superb location ideal for commuting
- Good sized garage and delightful former coachhouse

Galbraith

Perth
01738 451111
perth@galbraithgroup.com

 OnTheMarket





SITUATION

Ashfield is situated in a superb location in the village of Muthill in central Perthshire. Muthill is a delightful village with a garage, primary school and the well regarded Barley Bree hotel and restaurant. The town of Crieff, just three miles to the north provides a superb range of amenities including secondary and primary schooling, supermarkets and shops, cafes and restaurants, and a super community centre.

Ashfield is ideally placed for commuting with its central location within Perthshire. Perth itself is only a half hour drive to the east and provides an excellent range of facilities including primary and secondary schooling, pubs, cafes and restaurants, local and national retailers and national transport links from the bus and train stations. Glasgow and Edinburgh are both easily commutable and provide extensive city facilities and international transport links.

The county of Perthshire offers a wealth of recreational opportunities, particularly for those keen on outdoor pursuits. There are three local Munros, Ben Vorlich, Ben Chonzie and Stuc a'Chroin as well as many other hills and walking trails in the immediate vicinity. There is the opportunity to pursue water sports on nearby Loch Earn as well as shooting and fishing available locally. There are various local golf courses including a 9 hole course at Muthill, an 18 hole course at Crieff and the Gleneagles Hotel with its various courses and other facilities is within easy reach. There are also many historical attractions locally including the Glenturret Distillery, Scotland's oldest distillery, Cultybraggan Camp in Comrie and Drummond Castle between Crieff and Muthill.

DESCRIPTION

Ashfield is a charming Georgian house, which dates from 1789 and offers accommodation full of character over three levels. The reception spaces on the ground floor are comfortable and allow ample natural light through the windows overlooking the lovely gardens. The living room is cosy and comfortable with a stove and double doors leading to a bright conservatory. The dining room sits adjacent to the generous kitchen and also leads to a useful study room

Ashfield has four bedrooms spread over the first and second floors, the master bedroom has an ensuite bathroom and then there are three further bedrooms and a family bathroom and WC.

ACCOMMODATION

Ground Floor: Entrance hall, living room with adjoining conservatory, kitchen and dining room, study, WC.

First Floor: 2 Bedrooms (1 with en-suite Bathroom) and Bathroom.

Second Floor: 2 Attic Bedrooms and WC.

GARDEN (AND GROUNDS)

Ashfield is set in a lovely south facing garden and is approached from Wardside by a gateway which leads to a driveway leading up to a double garage with automated vehicular access doors. A paved area leads up to the front of the house and onto terraces surrounding the front lawn fringed by trees and shrubs. At the foot of the garden is a former coach house built of stone under a slate roof. There is also a timber and clad shed adjacent to the kitchen entrance.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Mains	Mains	Mains	Freehold	Oil	Band F	Band E

DIRECTIONS

From the main road running through Muthill turn onto Glebe Road which then leads into Wardside. Ashfield is located on the left handside after a short distance.





POST CODE
PH5 2AS

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///clown.wildfires.stale

SOLICITORS

Connell & Connell, Edinburgh, 10 Dublin Street, Edinburgh, Midlothian, EH1 3PR. T: 0131 524 3806

LOCAL AUTHORITY

Perth and Kinross Council, Pullar House, 35 Kinnoull St, 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.

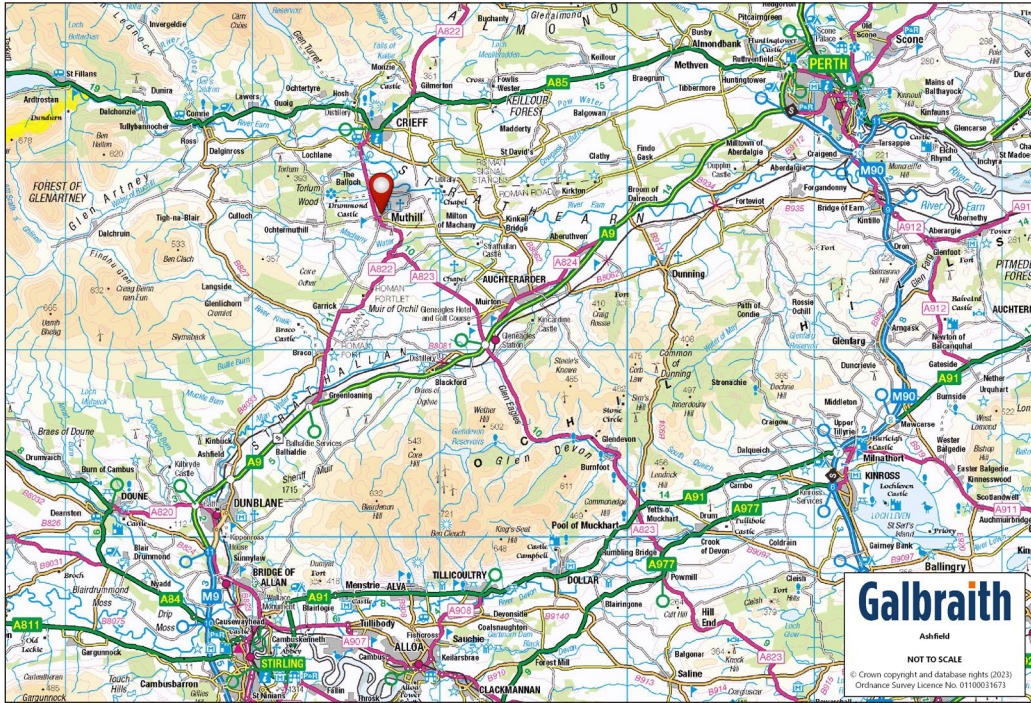
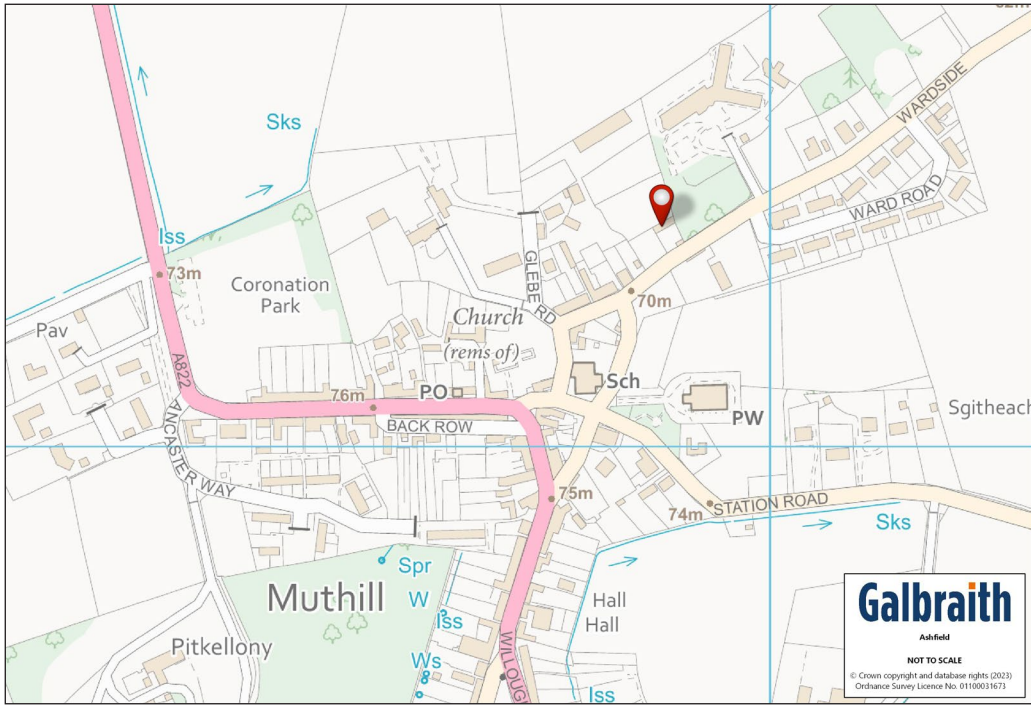
ANTI MONEY LAUNDERING (AML) REGULATIONS

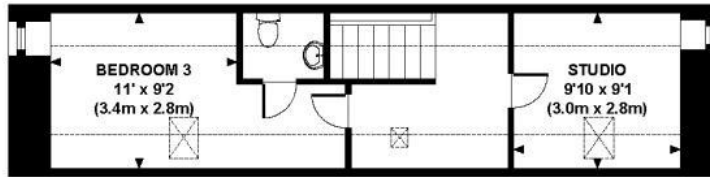
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to 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.

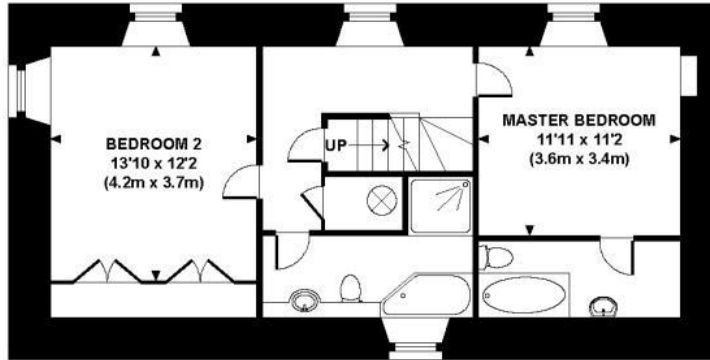




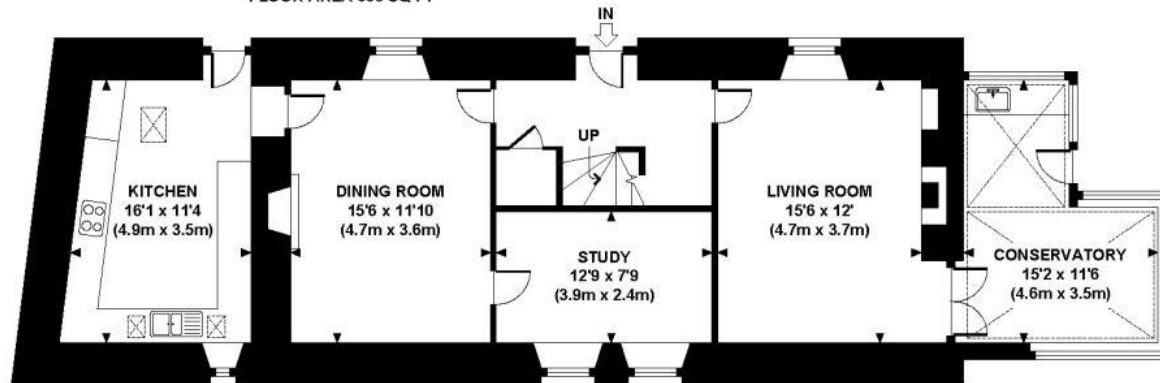




**SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 347 SQ FT**



**FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 600 SQ FT**



**GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 959 SQ FT**



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 July 2023.



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