



Galbraith

LUNANBRAE

ESSENDY, BY BLAIRGOWRIE, PERTHSHIRE



LUNANBRAE, ESSENDY, BY BLAIRGOWRIE, PERTHSHIRE

A delightful rural house, with land, commanding outstanding views

Blairgowrie 3 miles ■ Perth 16 miles ■ Dundee 21.5 miles
Edinburgh 59 miles

About 5.56 acres (2.25 ha)

- Two reception rooms, dining kitchen, spacious hall, 3 bedrooms (1 en-suite)
- Beautifully established and well-tended garden
- Detached double garage with floored attic
- Paddock of about 4.9 acres
- Outstanding views over Marlee Loch and onto the hills beyond
- Convenient rural setting within easy reach of Blairgowrie
- Highly commutable location for Perth and Dundee

Galbraith

Perth
01738 451111
perth@galbraithgroup.com

 OnTheMarket





SITUATION

Lunanbrae lies in the much sought after County of Perthshire about 3 miles to the south-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. The village of Dunkeld, lying on the banks of the River Tay, lies to the west (8 miles) and offers a good selection of cafés, independent retailers and the historic Dunkeld Cathedral.

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 up at Glenshee (18 miles). For the golfer, the courses at Rosemount in Blairgowrie and Dunkeld are all within easy reach, whilst fishing may be taken locally. The Loch of the Lowes Visitors Centre and Wildlife Reserve is nearby to Lunanbrae and offers the opportunity to observe native wildlife including red squirrels, grey herons, ospreys and great spotted woodpeckers. Perth offers a curling club at the Dewars Ice Rink with cricket available at the Perth Doo’cot Cricket Club whilst the Perth Race Course offers regular events throughout the year.



DESCRIPTION

Lunanbrae is a most attractive and well-presented family house, individually designed and built in 1987 and has remained in the same ownership since. It has a Barra Shell exterior under a tiled roof and provides good sized rooms over one floor.

Lunanbrae is reached by a gravelled drive leading to a spacious parking area to the south and east of the house. It sits within a very well tended and mature garden providing a pretty backdrop to the house. Lunanbrae sits in an elevated position above Loch of Drumellie (also known as Marlee Loch) and commands outstanding views over the loch itself, surrounding countryside and onto the hills beyond, giving a very scenic and peaceful setting.

On entering the house, the light and airy proportions are immediately evident with a spacious hall leading to the good-sized sitting room which enjoys a double aspect and is centred on an open fire. It also benefits from French doors leading out to the south-facing covered terrace giving an ideal spot for outdoor dining. The sitting room is conveniently inter-connected to the dining room which also commands superb views and benefits from a connecting hatch to the kitchen beyond. The kitchen benefits from fully fitted floor and wall cupboards, a beautiful view over Marlee Loch and the practical boot room/utility room lying immediately off with a WC beyond and the back door leading out to the garden.

Lunanbrae has 3 bedrooms, with the principal bedroom benefitting from fitted bedroom furniture and an en-suite shower room. There is a spacious bathroom which has both a bath and separate shower servicing the 2 further double bedrooms.



The accommodation can be summarised as follows:

Hall, sitting room, dining room, kitchen, boot room/utility, WC, principal bedroom with en-suite shower room, 2 further double bedrooms and family bathroom.

GARDEN AND GROUNDS

Lunanbrae sits within well tended and established garden which has been thoughtfully and carefully designed by the current owners resulting in a most attractive backdrop. A gravel driveway leads to a generous gravelled parking area to the south and east and conveniently adjacent to the detached double garage.

The garden is laid to lawn with mature specimen shrubs and trees including a fine collection of rhododendrons and complemented with well-tended borders under planted with spring bulbs resulting in a garden giving superb colour, structure and interest throughout most of the year. To the west is a summerhouse giving a quiet and sheltered place to sit in the warmer weather.

Garage

The double garage lies immediately to the east of the house. It benefits from double electric doors, a pedestrian door and concrete floor with a floored attic accessed by a ladder. Subject to obtaining the necessary consents, this attic could be converted to provide an additional office or studio.

Paddock

Lunanbrae has a good sized paddock lying to the north and west of the house and extends to about 4.9 acres. This paddock offers a superb opportunity to those seeking a rural house with land for potential equestrian, horticultural or smallholding interests.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

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

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. Lunanbrae will be found on the right-hand side after about ½ mile.

POSTCODE

PH10 6RA.

WHAT3WORDS

<https://what3words.com/sprouts.redefined.expand>

SOLICITORS

Miller Gerrard
13 High Street
Blairgowrie
PH10 6ET.

T: 01250 873468





LOCAL AUTHORITY

Perth and Kinross Council
Pullar House
35 Kinnoull Street
Perth
PH1 5GD
T: 01738 475000

FIXTURES AND FITTINGS

Fitted carpets are included within the sale. Curtains and white goods can be included with the sale. No other 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.

IMPORTANT NOTES

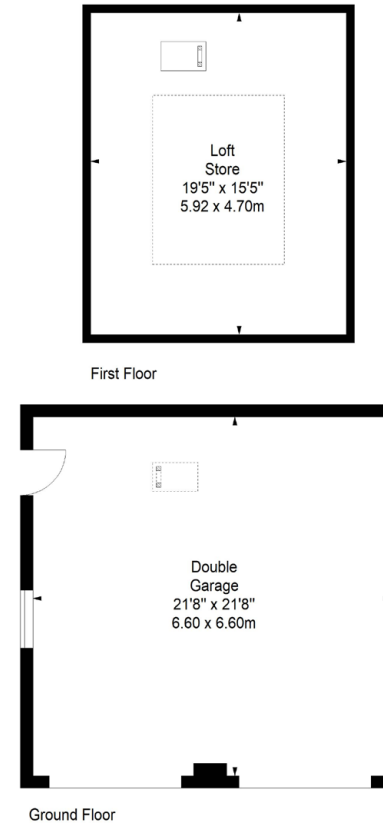
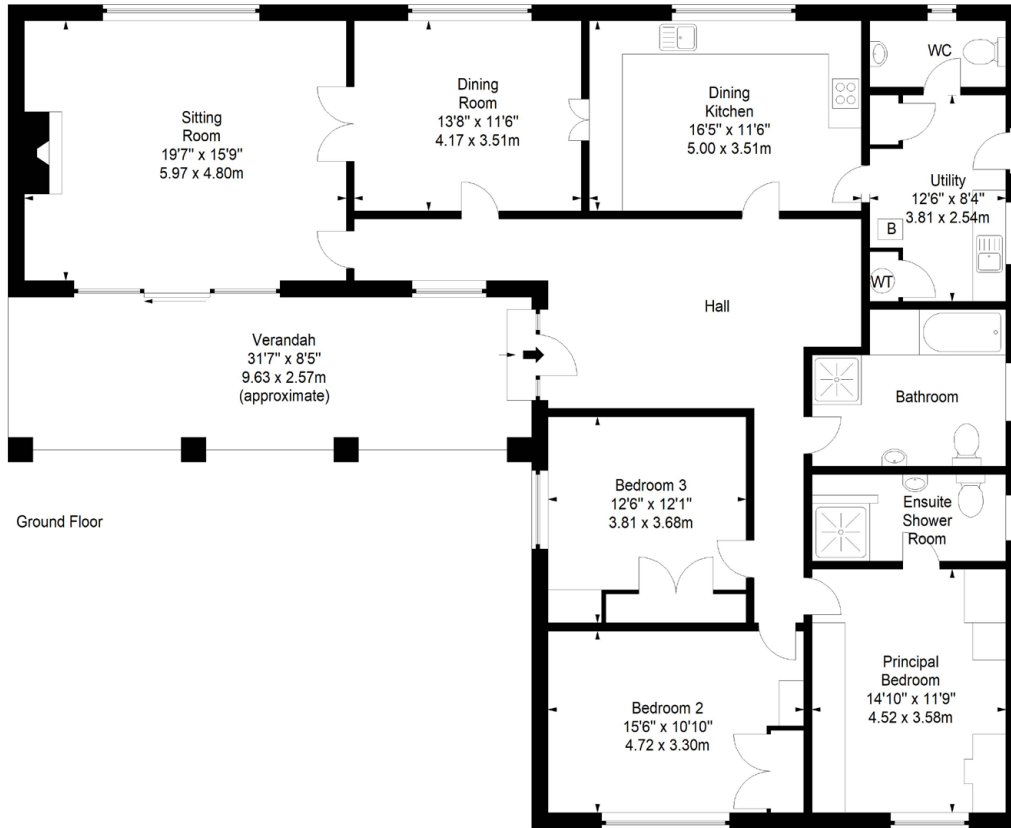
1. These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2. Areas, measurements and distances are 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 April 2024.

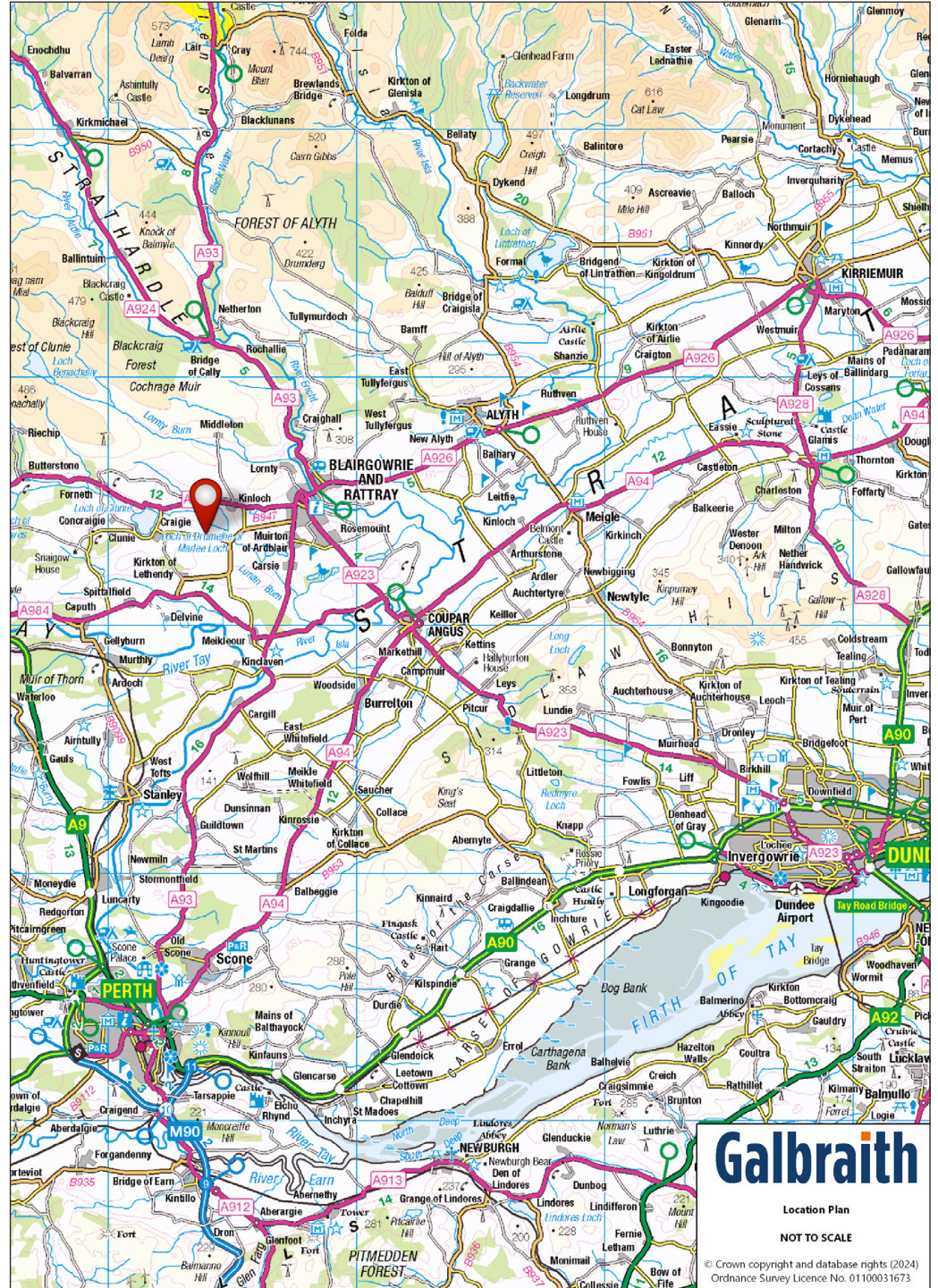
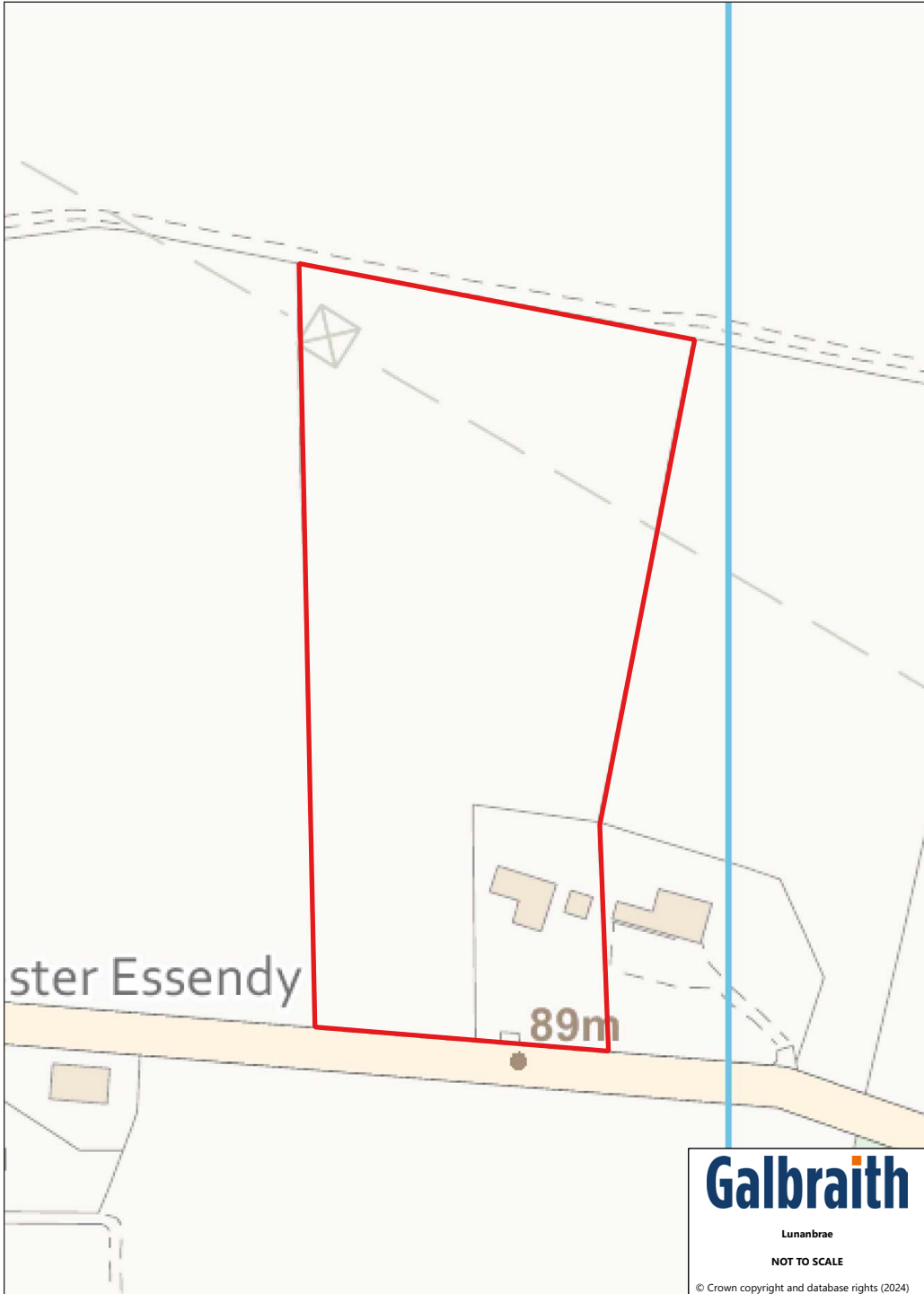


Lunanbrae,
Essendy,
Blairgowrie,
Perth and Kinross, PH10 6RA



Approx. Gross Internal Area
1841 Sq Ft - 171.03 Sq M
Out Building
Approx. Gross Internal Area
775 Sq Ft - 72.00 Sq M
For identification only. Not to scale.
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Galbraith



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