

Galbraith



DRUMBROCH
TRINITY GASK, PERTHSHIRE

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A contemporary, newly built home with generous gardens located in a sought after rural location near Auchterarder

Auchterarder 4 miles ■ Perth 13 miles ■ Edinburgh city centre 53 miles

About 0.60 acres (0.24ha)

- 3/4 reception rooms, 4/5 bedrooms (1 en-suite)
- Study
- Impressive kitchen with dining/family room
- Integrated double garage
- Superbly flexible and adaptable family, entertaining and bedroom accommodation
- Highly accessible rural location

Galbraith

Lynedoch House, Barossa Place
Perth PH1 5EP
01738 451111
perth@galbraithgroup.com



SITUATION

Drumbroch lies in the heart of Perthshire with good access to the towns of Crieff 8 miles to the north-west and Auchterarder, 4 miles to the south, both providing good day-to-day facilities. Crieff has two supermarkets, medical centre, veterinary surgery, banks, Post Office, primary schools and a community campus with secondary school, swimming pool, recreation centre and library. Auchterarder offers excellent day to day facilities including a well-stocked supermarket, baker, butchers, ironmonger, library, post office, bank, primary and secondary schooling and a health centre. In addition, there are hotels, restaurants and coffee shops. The Gleneagles hotel, located adjacent to Auchterarder hosted the 2014 Ryder Cup, and provides three championship golf courses, falconry and an equestrian centre. The resort benefits from exceptional leisure facilities including two swimming pools, gym with fitness classes, health suite, 4 all weather and 1 tarmac surfaced tennis court and routes for cycling, jogging or walking. There are a wide variety of places to eat at Gleneagles including the 2 Michelin star restaurant at Andrew Fairlie.

Gleneagles railway station provides services to most of Scotland's principal towns and cities, plus a sleeper service to London. The A9 provides easy access north to Perth and Dundee and south to Stirling, Edinburgh and Glasgow. Perth is the closest city where a variety of shopping facilities are available from national retailers and retail parks, major supermarkets and a variety of independent shops, hospital, bus and railway station, Doctors, library, health and fitness centres, swimming pool, theatre, concert hall and cinema. There are a number of independent schools within an easy school run including Craigclowan, Kilgraston, Strathallan, Glenalmond, Morrison's Academy, Ardvreck Preparatory School and Dollar Academy.

The local countryside offers a variety of outdoor pursuits, whilst the ski slopes of Glenshee can be reached in about a 1.5 hrs journey by car to the north. Edinburgh and Glasgow can be reached in under an hour and provide large city amenities, cultural activity, retail and leisure facilities, together with airports to internal destinations.

DESCRIPTION

Drumbroch is a newly constructed, detached family home which has been carefully designed and thoughtfully constructed to create a flexible layout incorporating tasteful and high quality fixtures and fittings. The timber framed construction was supplied by Rob Roy Homes and all window frames are of timber construction, supplied by Allan Brothers. The house has a natural slate finish to the roof, the walls are rendered and there is cast stone cladding to part of the southerly elevation. Stained vertical board and batten timber lining has been installed to the garage walls.

The reception space is highly flexible and thoughtfully laid out which includes a south facing sitting room and a triple aspect family room which offers garden views. There is a desirable dual aspect kitchen / dining area with doors providing direct access into the south garden. The kitchen benefits from a solid oak work surface, Quooker boiling water tap, Franke sink, NEFF appliances which include an extractor hood, dishwasher, induction hob, double oven, single oven, and warming drawer.

Bedroom 5 is located on the ground floor and this could also be effectively used as a snug/ TV room. The ground floor also has a study, boot room with access to the garage and garden, a shower room and a hall cupboard. There are four bedrooms on the first floor and the master bedroom benefits from a good sized dressing room as well as an en-suite. There is a family bathroom with a bath and shower cubicle on the first floor and the taps and shower are from Grohe. The first floor cupboard provides useful storage space for linen.

Recently installed carpets have been laid and there is engineered oak flooring to the study, family room, sitting room, hallway, bedroom 5, the bedroom above the garage, kitchen and dining area. Cat6 data cable, coax and satellite shot gun cable are laid ready for the future owner to connect according to their own networking and home entertainment needs. These are supplied to the sitting room, dining area, family room, all bedrooms and the study.

The integral double garage has an electric roller door and there are sockets and lights.



The accommodation comprises:-

Ground Floor: Entrance reception hall, Sitting Room, Family Room, Kitchen with Dining Area, Bedroom 5/Snug, Study, Shower Room, Boot Room, Cupboard, Double Garage

First Floor: 4 Bedrooms, Family Bathroom, En-Suite and Dressing Room to Master Bedroom, Cupboard

GARDEN

There are generous gardens surrounding the house, a patio is positioned on the south elevation by the kitchen / dining area which also provides some partial overhead coverage. The rear garden has a drive leading to the double garage where there is plenty of parking space. Beyond the rear garden on the other side of the track is a further area of ground which offers great potential for further landscaping to suit the new owner and could make a small paddock. Views over open countryside can be enjoyed. The owners of the neighbouring property, Bruachmor, have a right of access over the track as shown on the boundary plan.

A sewage treatment plant is located in land to the south of the house. The land lying across the public road from the property, shown coloured yellow on the draft deed plan, is owned and maintained jointly between Drumbroch and Bruachmor.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE (EPC)

Water	Mains
Electricity	Mains
Drainage	Private
Heating	Designed and supplied by NuHeat. Powered by NIBE air source heat pump. Underfloor heating downstairs, radiators upstairs. 300l hot water cylinder. Individual thermostats for each room downstairs, single thermostat for the upstairs.
Council Tax	TBC
EPC	Band B

We have been informed by the vendor that the property is scheduled for connection to a fibre optic network, however this has not

been carried out yet and it is not guaranteed. Connection to the BT network is already made.

SOLICITORS

Murray Snell WS, 10 George Street, Edinburgh, EH2 2PF. Tel: 0131 6256625

DIRECTIONS

From Auchterarder, head north on the B8062, after about 2.7 miles, cross over Kinkell Bridge and take an immediate right turn. Continue for about 1.8 miles and Drumbroch is located on the left hand side.

VIEWING

Strictly by appointment with the Selling Agents. Viewing appointments will be arranged subject to Scottish Government legislation regarding COVID-19 and social distancing measures will be adhered to at all times.

FIXTURES AND FITTINGS

No items are included unless otherwise mentioned.

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. To enable us to complete these checks purchasers will need to provide along with their offer either:

a) originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or b) copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that

we will be relying on this copy ID for AML purposes. Failure to provide this information 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, together with proof of funding and Identification. 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. Photographs taken in January 2022.





