

**Galbraith**



# **LEADMACHANY COTTAGE**

MUTHILL, CRIEFF



# LEADMACHANY COTTAGE, MUTHILL, CRIEFF, PH5 2BS

Desirable two bedroom cottage in a stunning location in rural Perthshire

Muthill 1.3 miles ■ Crieff 5 miles ■ Perth 21.8 miles  
Edinburgh 54.4 miles

Approximately 2 acres

Offers over £200,000

- 1 reception rooms. 2 bedrooms
- Generous sitting room with fire
- Well proportioned master bedroom with en-suite
- Private drive and offroad parking
- Attractive paddock of 2 acres
- Surrounded by impressive Highland Perthshire countryside

## Galbraith

Perth  
01738 451111  
perth@galbraithgroup.com

 OnTheMarket





#### SITUATION

Leadmachany Cottage is situated 1.3 miles south of Muthill in the county of Perthshire. Muthill is a delightful village with church, primary school and golf course. Muthill lies just over 3 miles from Crieff, a thriving and sought after town, which can be reached in under ten minutes via car. Crieff provides a lovely range of amenities including primary and secondary schooling, supermarket, pharmacy and medical practice, and cafes, pubs and restaurants. Independent schooling is also available at Morrisons Academy. Crieff is also home to the exclusive Crieff Hydro Hotel and resort which offers a range of recreational activities such as horse riding, archery, alpaca trekking, golf and much more.

The 'Fair City' of Perth located 22 miles from Leadmachany Cottage provides extensive city amenities including a railway station, cinema, concert hall, retail facilities, and high street shopping. Perth also offers a range of secondary schooling and is home to Perth College which is part of the University of the Highlands and Islands.

The county of Perthshire provides an excellent range 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 trials in the immediate vicinity.

Water sport activities can be enjoyed 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

Leadmachany Cottage is a pretty cottage which offers a lovely opportunity to make a delightful home. The cottage has a harled exterior under a slated roof and enjoys a southern aspect overlooking the woodland and paddock. Leadmachany Cottage has potential to be a full time home, second home or a holiday let if desired. The reception rooms are nicely proportioned and cosy and the bedrooms have ample natural light.

#### ACCOMMODATION

The accommodation over one floor comprises: - Kitchen, Double Bedroom, Sitting Room, Bathroom, Snug/Double Bedroom

#### GARDEN (AND GROUNDS)

Leadmachany Cottage has generous off road parking and a small garden to the rear of the cottage. Adjacent to the cottage itself is a beautiful paddock extending to approximately 2 acres. Lying adjacent to the Machany Water this is an idyllic spot which could provide extended gardens or has the potential to be used for grazing. There is the opportunity to lease the 2-acre field to the rear of the property on an annual grazing lease agreement. For more information, please contact the selling agents.

#### SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

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



### DIRECTIONS

Head southbound on the main road through Muthill, and continue for 1 mile. After which the property will be located on the right.

### POST CODE

PH5 2BS

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: opened.apple.pirate

### SOLICITORS

Turcan Connell, Princes Exchange, 1 Earl Grey Street, Edinburgh, EH3 9EE

### LOCAL AUTHORITY

Perth & Kinross Council, Pullar House, 35 Kinnoull Street, 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.

### CLAWBACK PROVISION

The paddock at Leadmachany Cottage shall be sold subject to a clawback provision in favour of the seller should planning permission be granted for development. More details are available from the selling agent.

### 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

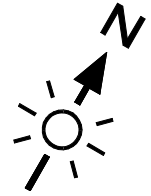
Failure to provide required identification may result in an offer not being considered.

### IMPORTANT NOTES

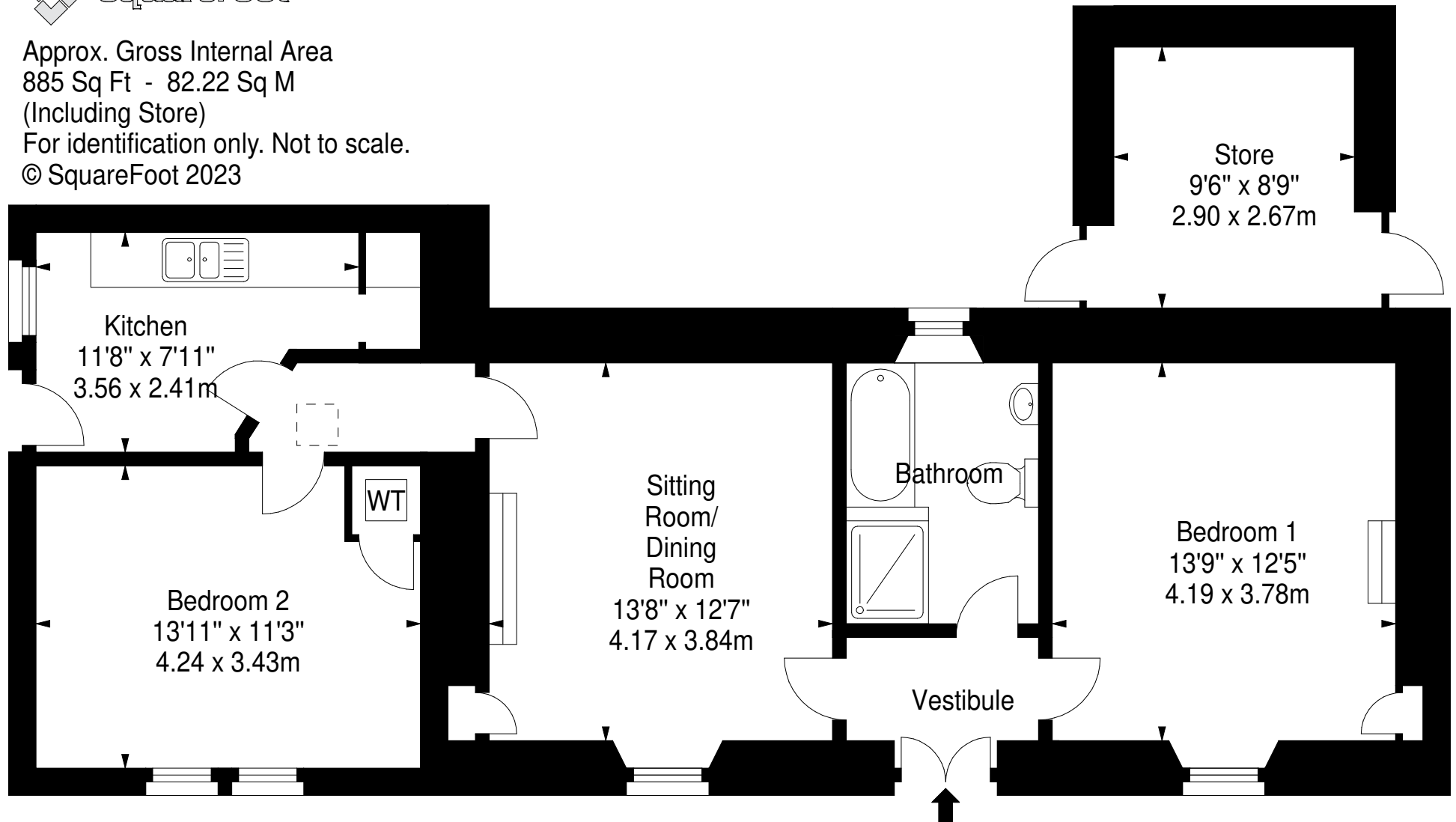
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are 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 November 2023



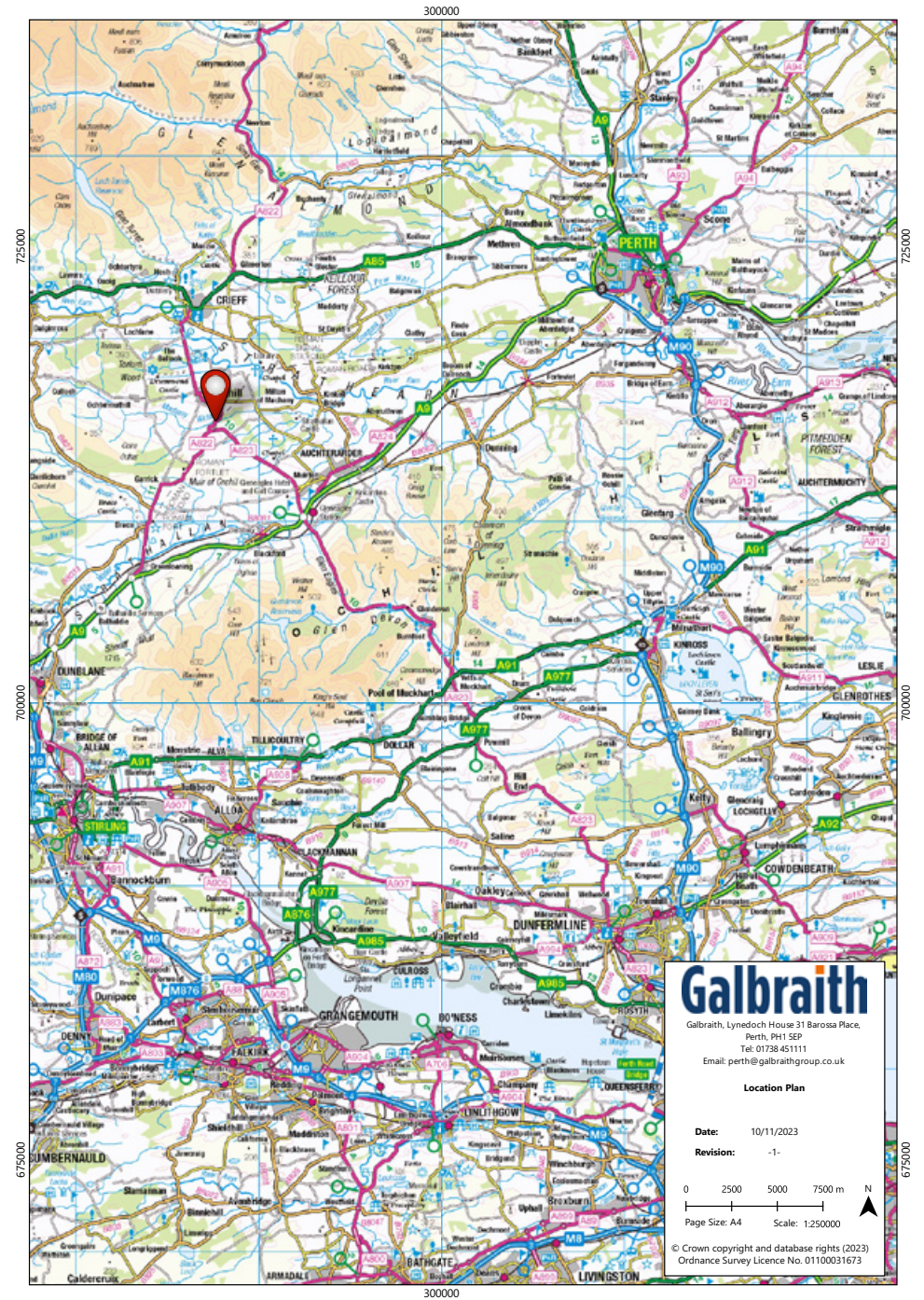
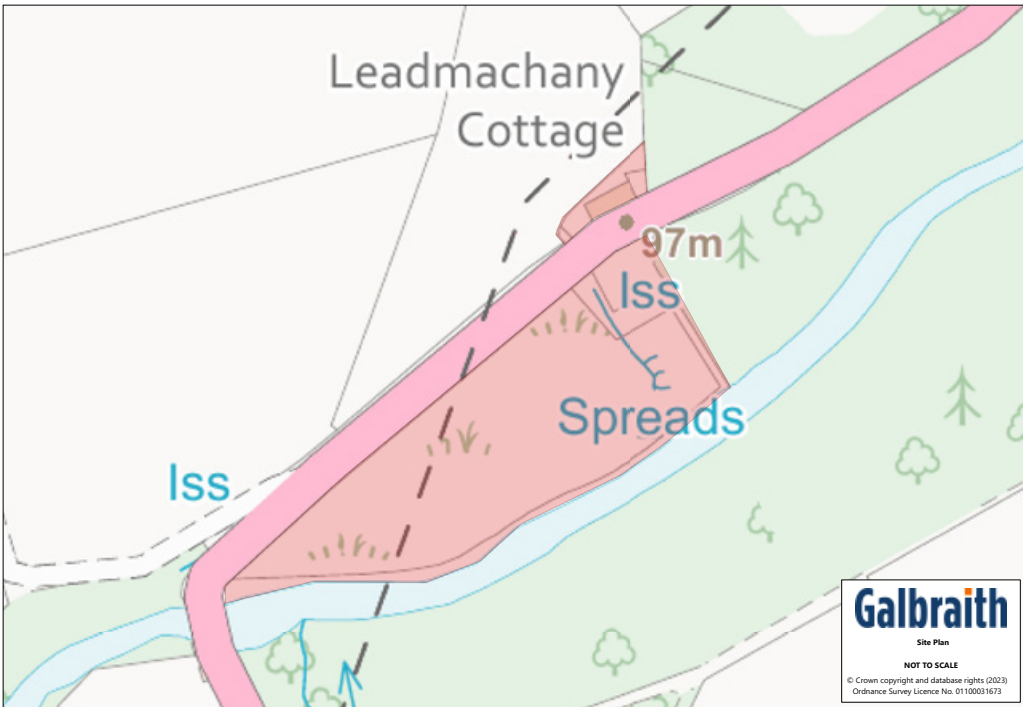
**Leadmachany Cottage,  
Muthill,  
Crieff,  
Perth and Kinross, PH5 2BS**



Approx. Gross Internal Area  
885 Sq Ft - 82.22 Sq M  
(Including Store)  
For identification only. Not to scale.  
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Ground Floor







**Galbraith**



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