



**THE BRAE**

ALYTH, BLAIRGOWRIE

**Galbraith**







## THE BRAE, ALYTH, BLAIRGOWRIE

**Impressive traditional farmhouse with excellent range of outbuildings on the outskirts of Alyth**

Blairgowrie 6.4 miles ■ Forfar 16.2 miles ■ Dundee 17.3 miles  
Perth 20.7 miles ■ Edinburgh 64.2 miles

**Offers Over £465,000**

- 3 reception rooms. 4 bedrooms
- Spacious reception rooms with ample natural light
- Well-proportioned bedrooms with splendid views
- A superb mature garden with lovely colourful borders
- An excellent range of outbuildings with tremendous scope
- Commutable location close to Blairgowrie and Perth

**Galbraith**

Perth  
01738 451111  
perth@galbraithgroup.com





### SITUATION

The Brae lies in an elevated position with spectacular views on the outskirts of the village of Alyth in Perthshire. Alyth is a popular town equipped with an excellent range of amenities including a co-operative supermarket, a primary school, a chemist, a range of cafes and independent shops as well as a popular golf course. The nearby town of Blairgowrie can be reached in just 15 minutes by car and provides a super range of amenities including cafes and restaurants, local and national retailers, a medical centre, supermarket and secondary schooling.

Perth, known as the "Fair City", can be reached in about a 45 minute journey by car to the south west with national retailers, banks, restaurants, concert hall, theatre, cinema, railway station, leisure centre and ice rink. Dundee lies to the south east (17 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 renowned for its excellent recreational opportunities and picturesque countryside offering numerous opportunities for climbing, mountain biking and walking. The renowned Cateran Trail passes through the village of Alyth, with the slopes of Glenshee sitting a mere 25 miles away. For country sports enthusiasts, shooting and stalking can all be taken locally. There are numerous golf courses which can be accessed in approximately 10 minutes by car, including Alyth, Strathmore and Blairgowrie which hosts the championship course at Rosemount.

### DESCRIPTION

The Brae is a most attractive and well presented family home which sits in a lovely elevated position with superb views. Of traditional stone construction under a slate roof it provides superb reception spaces and generous accommodation throughout. The current owners have maintained the property to an exceptional standard, most recently upgrading the first floor windows to double glazing.

The front door leads to an elegant reception hall with a beautiful staircase leading to the first floor. From the reception hall there are two reception rooms, a drawing room with a beautiful bay window and ample natural light as well as a sitting room/dining room. This in turn connects to the breakfasting kitchen which has a super range of wall and base units as well as a walk in larder and a snug space with a woodburning stove. The history of The Brae is evident in this room with the original stairs leading to the maids rooms as well as the original maids bells which still work throughout the house. To the rear of the kitchen is a useful utility room which also has access to the back courtyard. Off the kitchen is also a further double bedroom with a dressing room, which could be used as a super study, and a bathroom. This additional space provides an ideal annex for guests or for multi generational living.

The Brae has three bedrooms on the first floor which are accessed via the beautiful original staircase. The master bedroom is generously proportioned with ample room for furniture and enjoys superb views across the surrounding countryside. There is a further double bedroom with an ensuite bathroom, a single bedroom and a family bathroom.

The accommodation can be summarised as follows:

Ground Floor: Entrance Hall, Drawing Room, Sitting/Dining Room, Kitchen, Larder, Office/Double Bedroom, Bathroom.

First Floor: Master Bedroom, Double Bedroom, Single Bedroom, Family Bathroom.

To the rear of the house is the superb range of traditional outbuildings, there are multiple store rooms and workshops as well as a garage with an electric door. These outbuildings offer tremendous scope for renovation subject to the necessary permissions.



GARDEN AND GROUNDS

The Brae sits in the centre of a generous plot with a beautiful mature garden to the front of the property. The garden is mostly laid to lawn with pretty borders and mature trees providing structure and colour all year round. Beyond the formal garden there is a wild area which provides a wonderful habitat for local biodiversity but could be made into extended garden grounds. To the east of the house is a further lawned area with a drying green which enjoys stunning views across the surrounding area.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Private	Freehold	Oil	Band F	E	FTTC	YES

ACCESS

The Brae is accessed directly off a minor public road. There is a right of access in favour of the neighbouring farm to the rear of the property for access to a field.

POST CODE

PH11 8JG

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: //owners.screeches.retract

SOLICITORS

Anderson Beaton Lamond, Bordeaux House, 31 Kinnoull Street, Perth, PH1 5EN

LOCAL AUTHORITY

Perth and 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

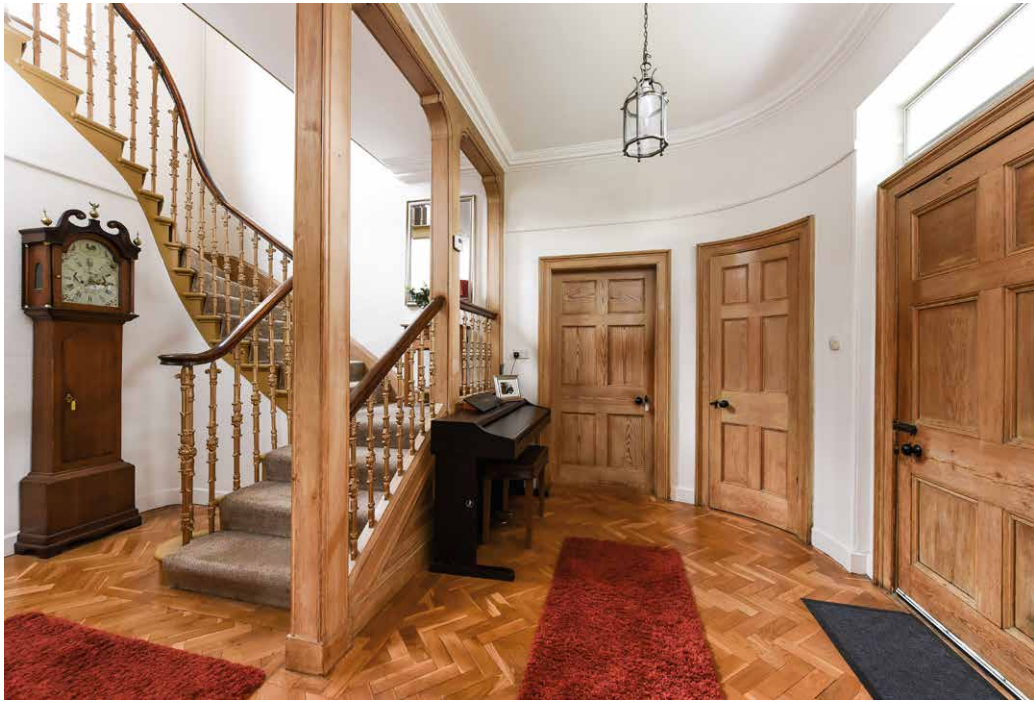
Strictly by appointment with the Selling Agents.

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.



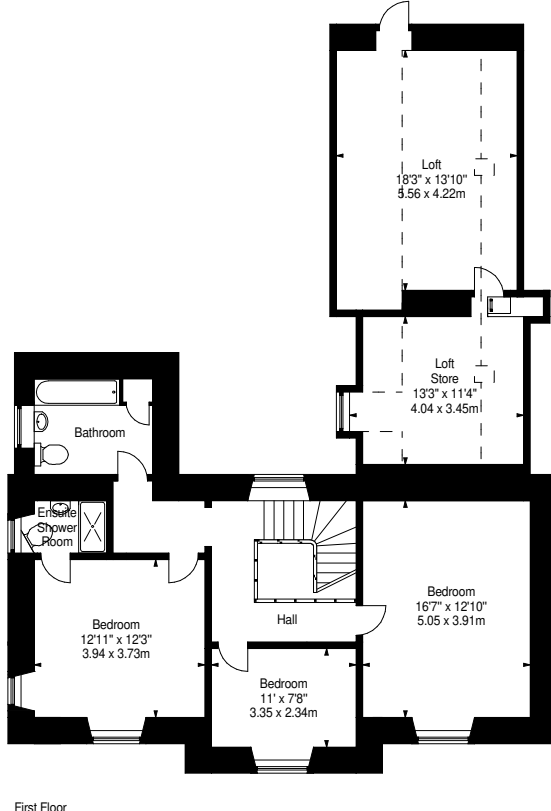
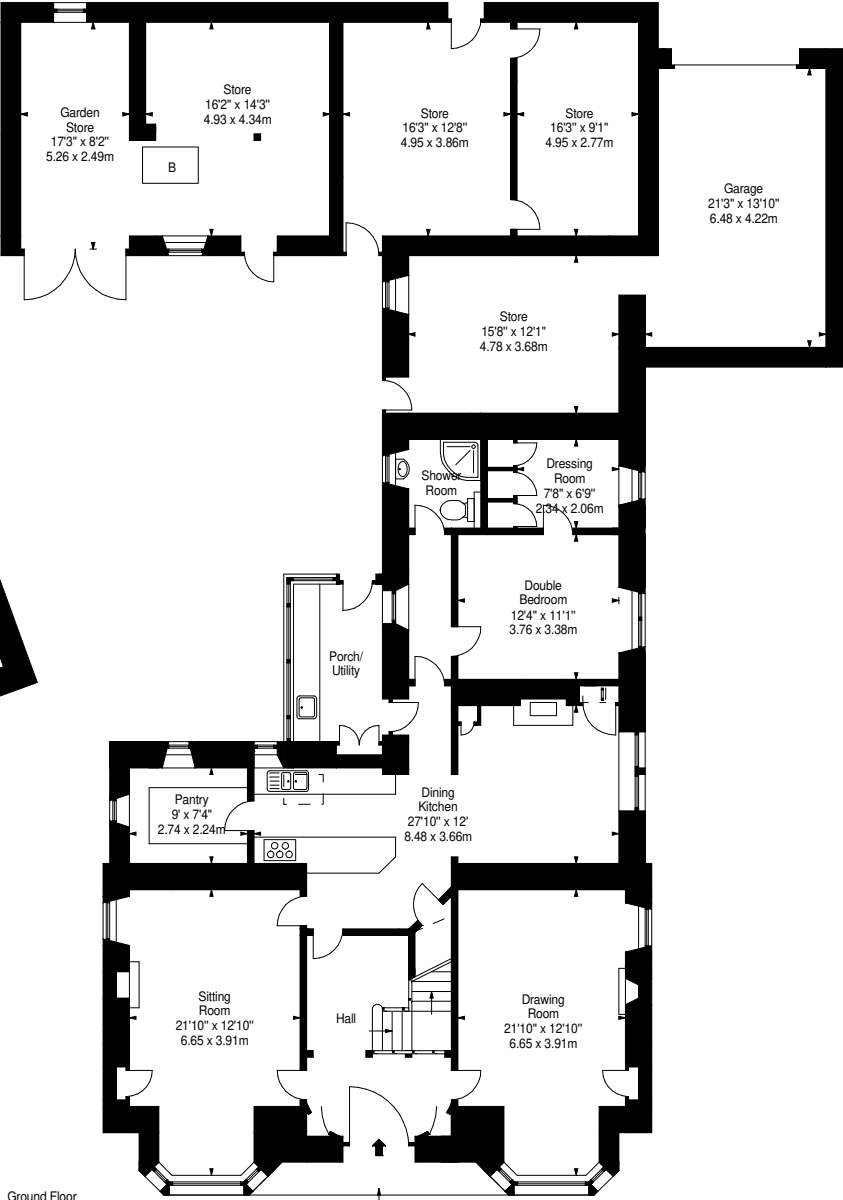
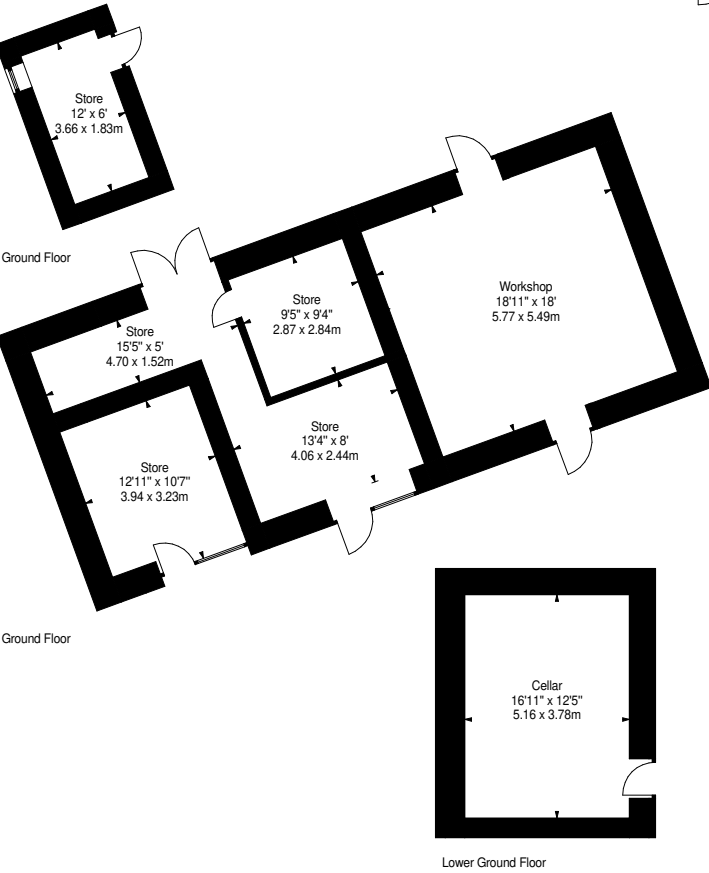




The Brae,  
Alyth,  
Blairgowrie,  
Perth and Kinross, PH11 8JG



Approx. Gross Internal Area  
2385 Sq Ft - 219.71 Sq M  
Loft & Loft Store  
Approx. Gross Internal Area  
425 Sq Ft - 39.48 Sq M  
Out Buildings, Garage, Stores & Cellar  
Approx. Gross Internal Area  
2485 Sq Ft - 230.86 Sq M  
For identification only. Not to scale.  
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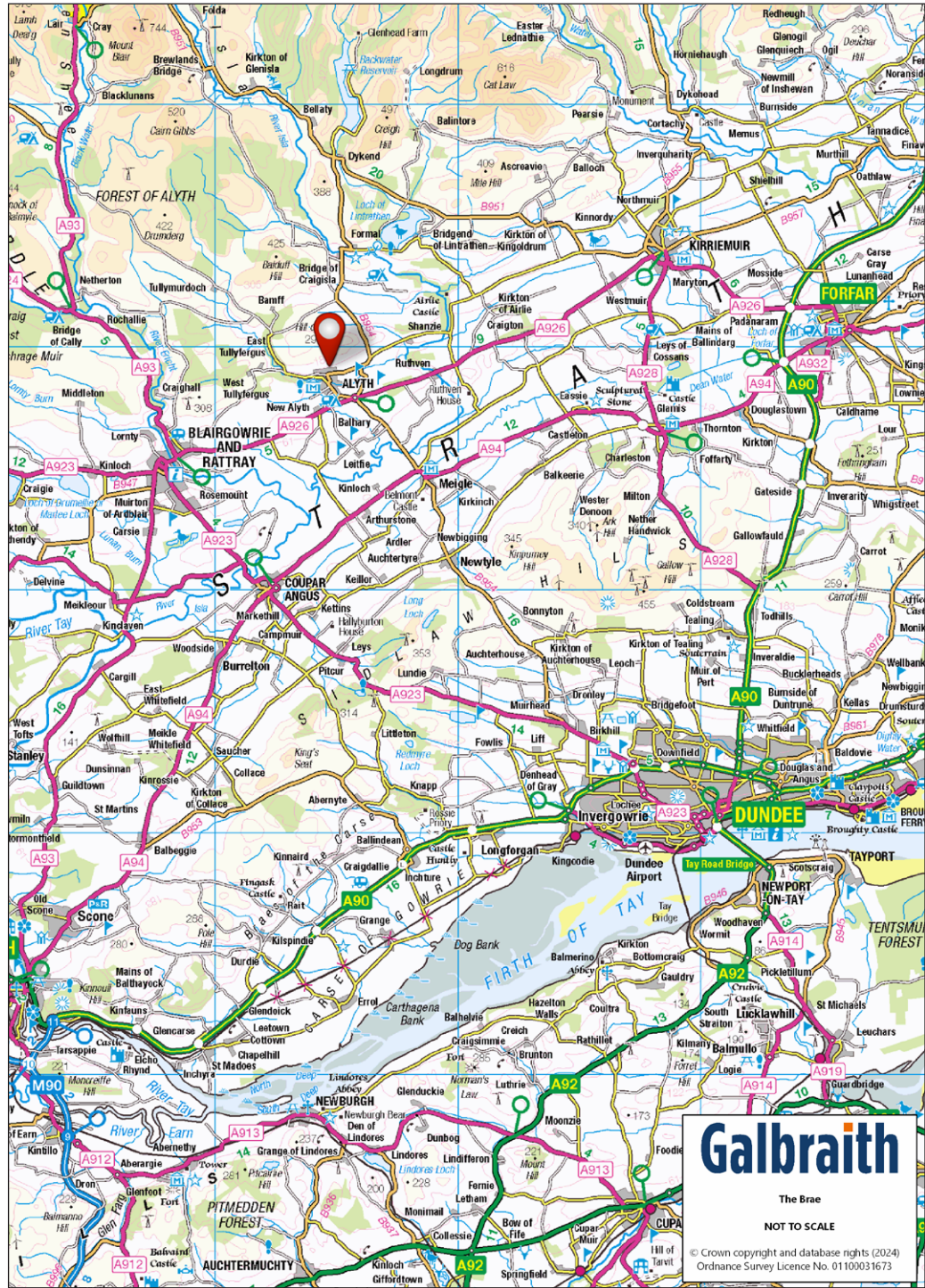
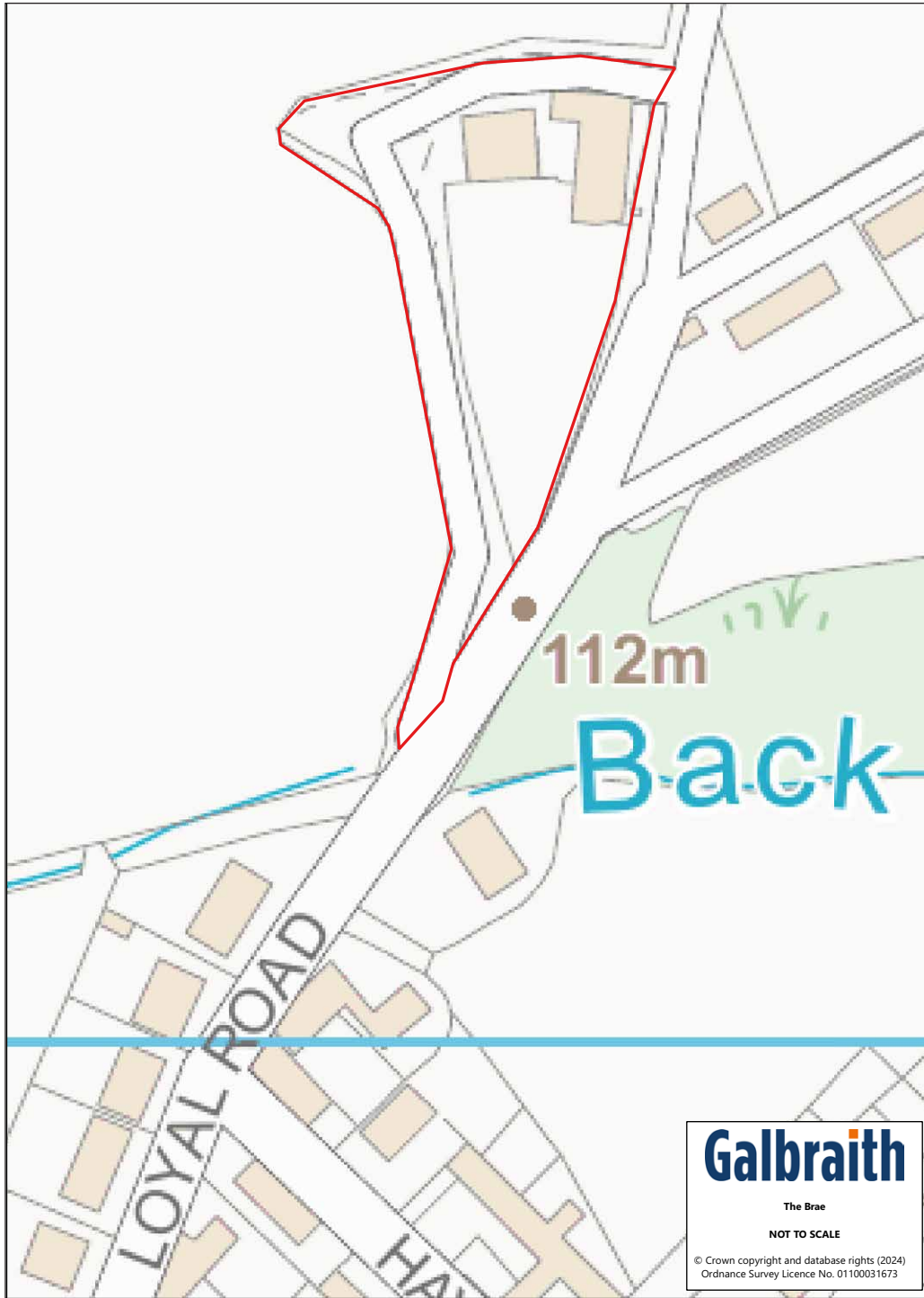
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1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional 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 August 2024

















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