WESTERLEA, GLENAMOND
PERTHSHIRE

A contemporary house, currently under construction, situated in a quiet rural setting

Methven 3 miles • Perth 10 miles • Edinburgh Airport 63 miles

About 0.37 Acres (0.15 Ha)

- Proposed accommodation - Open plan Kitchen with Dining and Living area, Sitting Room, 3 Bedrooms (all en-suite), Utility Room

- Integral double garage

- Garden ground

- Quiet rural setting

- Highly commutable to Perth, Stirling and Dundee
Westerlea enjoys an attractive rural setting some 3 miles to the north of the village of Methven and about a mile to the east of Glenalmond College in the county of Perthshire. The City of Perth can be reached in about a 20 minute journey by car from where the trunk road network gives convenient access to Dundee via the A90, Edinburgh by the M90 and Stirling and Glasgow via the A9.

The village of Methven provides good day to day services including a Post Office, village shop, doctors surgery and primary school. The town of Crieff, lying some 11 miles instead to the west, provides more extensive facilities including a supermarket, veterinary surgery, secondary school and recreational centre with swimming pool and library. The Crieff Hydro Hotel offers sporting facilities to members together with restaurants and equestrian centre. The Crieff Golf Club, lying on the edge of the town, offers 27 holes with spectacular views and challenging play for all levels.

Perth, known as the Fair City, offers a broad range of services including national retailers, banks, supermarkets, theatre, concert hall together with a sports centre and the Dewars ice rink home to the renowned Perth Curling Club. Nearby Scone offers the Scone racecourse and the Doo’cot Cricket Club.

There are a number of independent schools within Perthshire. These include Glenalmond College, just a short distance from Westerlea itself, both Morrison’s Academy and Ardvrek in Crieff, whilst Craigclowan in Perth and both Kilgraston and Strathallan to the south of Perth are within a daily commute.

Perthshire is a county offering beautiful countryside including rolling farmland and dramatic mountain ranges with a plethora of outdoor pursuits on the doorstep. These including hillwalking, mountain biking routes and numerous golf courses, with the ski-slopes of Glenshee lying about an hour and a half to the north of Westerlea.

DESCRIPTION
Westerlea sits in a quiet rural setting with neighbouring properties immediately to the east. It is currently under construction and due to be completed September 2020. Once completed, it will be a well-proportioned bungalow providing flexible accommodation. From the entrance hall, double doors will lead to the open plan family room with dining area and kitchen, enjoying a double aspect and a second door to the utility room from where there is access directly to both the garden and integral garage. The sitting room will lie to the north of the house with a pair of windows looking immediately over the garden with French windows to a west facing terrace. The bedrooms lie to the west of the house, each benefitting from an en-suite.

The construction of Westerlea has been designed such to include attic trusses in half the roof space together with allocated space on the ground floor to allow a stairwell to be included and rooms over the first floor.

The proposed accommodation of Westerlea will comprise:

- Hall, Open Plan Kitchen with Dining area and Seating Area, Utility Room, Sitting Room, 3 Bedrooms (all en-suite) & double garage

GARDEN
Westerlea sits within a plot extending to about 0.37 acres (0.15 ha). As the house is currently under construction the garden ground is undeveloped and offers a blank canvass in which to create a garden of choice.

WARRANTY
The construction of the building is covered by a 10 year NHBC.

COUNCIL TAX, ENERGY PERFORMANCE CERTIFICATE, SERVICES

Council Tax
Not assessed yet

Energy Performance Certificate
Not applicable at present

Water
Private (shared)

Electricity
Mains & PV roof panels

Drainage
Private (shared)

Heating
Oil fired boiler

DIRECTIONS
From Perth, take the A85 signposted for Crieff and upon arriving in the centre of Methven, turn right onto College Road signposted for Glenalmond Cottage. Continue on this road for about 4 miles. On reaching the junction, turn right and Westerlea is found immediately on the right hand side.

POSTCODE
PH1 3RX

SOLICITORS
Anderson Beaton Lamond
Bordeaux House
31 Kinnoull Street
Perth
PH1 5EN
Tel: 01738 639999

LOCAL AUTHORITY
Perth and Kinross Council
Pulwar House
35 Kinnoull Street
Perth
PH1 5GD

2017 ANTI MONEY LAUNDERING 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.
HEALTH & SAFETY
The property is currently under construction and therefore appropriate caution should be exercised at all times during inspection.

OFFERS
Formal offers in the acceptable Scottish form should be submitted through a Scottish Lawyer, to Galbraith, Lynedoch House, Barossa Place, Perth PH1 5EP.

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 as satisfied themselves in respect thereof.

IMPORTANT NOTES
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.

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.

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.

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.