

An aerial photograph of a white, single-story house with a dark tiled roof and a garage. The house is situated in a lush green landscape with rolling hills and scattered trees. A road is visible in the background, and two cars are parked on the side. The sky is blue with some light clouds.

Galbraith

**INNER PERSIE**

BRIDGE OF CALLY, BLAIRGOWRIE







## INNER PERSIE, BRIDGE OF CALLY, BLAIRGOWRIE

A delightful family home with great flexibility in superb location

Bridge of Cally 1.5 miles ■ Blairgowrie 7.5 miles  
Perth 23.5 miles ■ Dundee 26.3 miles

Offers Over £450,000

- 2-3 reception rooms. 4-6 bedrooms
- Lovely, light filled reception spaces
- Ample generously proportioned accommodation
- 2 bedroom annexe providing additional accommodation
- Lovely mature garden with an additional paddock
- Superb private location close to Blairgowrie and Glenshee



**Galbraith**

Perth  
01738 451111  
perth@galbraithgroup.com

 OnTheMarket



### SITUATION

Inner Persie is situated in a quiet position just 1.5 miles north of Bridge of Cally, a pretty hamlet in highland Perthshire. Bridge of Cally has a post office and a shop as well as a hotel with a bar and restaurant. Blairgowrie is just 15 minutes drive to the south and provides a superb range of amenities including supermarkets and shops, a medical centre and a pharmacy, a delightful range of local and national retailers as well as lovely restaurants and cafes. There is primary and secondary schooling and regular transport links to Perth and Dundee. The Fair City of Perth is just 40 minutes drive to the south and provides excellent facilities, including national retailers, a cinema, the concert hall, restaurants and cafes and a hospital. Perth also provides excellent primary and secondary schooling as well as both railway and bus stations.

Perthshire offers a superb variety of pursuits for the outdoor enthusiast, there are a range of trails for walking and cycling locally with the Catevan Trail running through Bridge of Cally. Blairgowrie is home to a championship golf course with further courses locally at Dalmunzie, Pitlochry, Dunkeld, Alyth and Strathmore. The Glenshee ski centre is approximately ½hour by car to the north.

### DESCRIPTION

Inner Persie is a lovely family home with superb accommodation and generous reception spaces. The entrance hall leads to a generous sitting room with a lovely wood burning stove and triple aspect views over the surrounding countryside and a door onto a patio and barbeque area. The kitchen is generous with a good range of wall and base units and expansive views and leads directly to a lovely dining room, also off the kitchen is a good sized utility room with garden



access. There are four generous double bedrooms and two family bathrooms providing ample family accommodation.

Further to the main house, off the utility room there is a lovely 2 bedroom annex, which comprises an open plan kitchenette and living room with a wood burning stove and lovely patio doors allowing ample light. There is then a double bedroom, a single bedroom and a family bathroom. This annex can form part of the main house or could be used for family members or be let.

### ACCOMMODATION

Main House: Entrance Hall, Sitting Room, Dining Room, Kitchen, Utility, Four Double Bedrooms, Two bathrooms, WC/Cloakroom.

Annex: Living Room/Kitchen. Double Bedroom, Single bedroom, Bathroom.

### GARDEN (AND GROUNDS)

Inner Persie has a well maintained 4 car garage with an electric car charging point which provides ample storage. There is a good sized gravel parking area with room for multiple cars.

Inner Persie lies in the centre of a delightful mature garden, mostly laid to lawn the garden has lovely mature trees that provide shelter as well as mature borders that create a myriad of colour. Immediately in front of the house is a paddock which extends to approximately 0.8 acres and provide a delightful opportunity for expanding the existing garden.



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

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Phone Signal	Broadband
Private	Mains	Private	Freehold	Oil	Band F	D	Yes	Yes

### DIRECTIONS

From Bridge of Cally take the A 93 north towards Glenshee, after approximately 1.5 miles the entrance to Inner Persie is on the left.

### POST CODE

PH10 7LQ

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///marshes.supposes.washing

### SOLICITORS

Anderson, Beaton and Lamond Solicitors, Bordeaux House, 31 Kinnoull St, Perth, PH1 5EN. T: 01738 639999

### 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.

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.

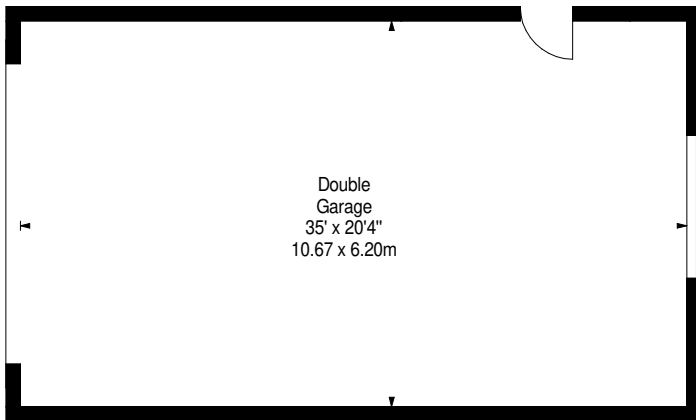
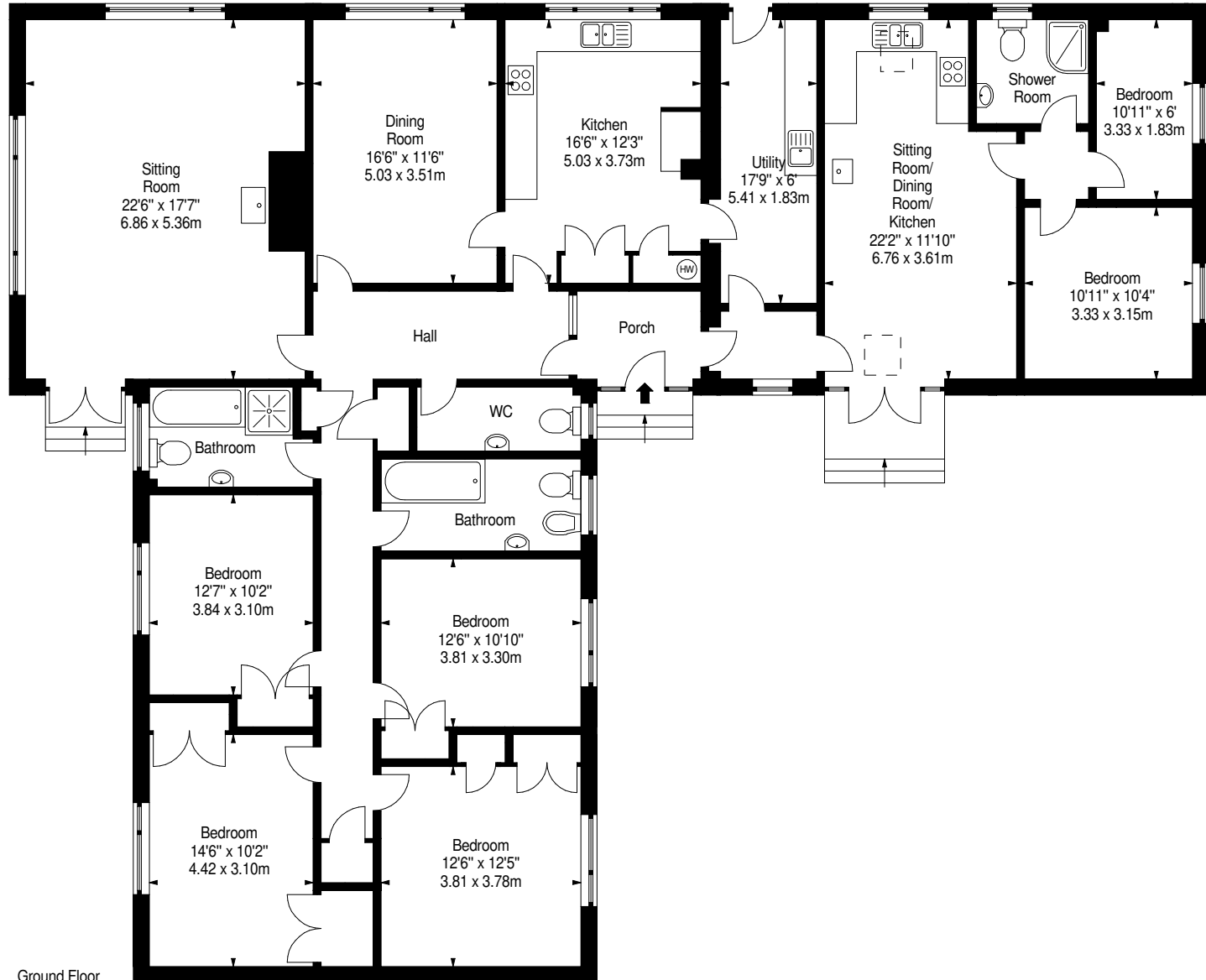
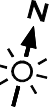




Inner Persie,  
Bridge of Cally,  
Blairgowrie,  
Perth and Kinross, PH10 7LQ



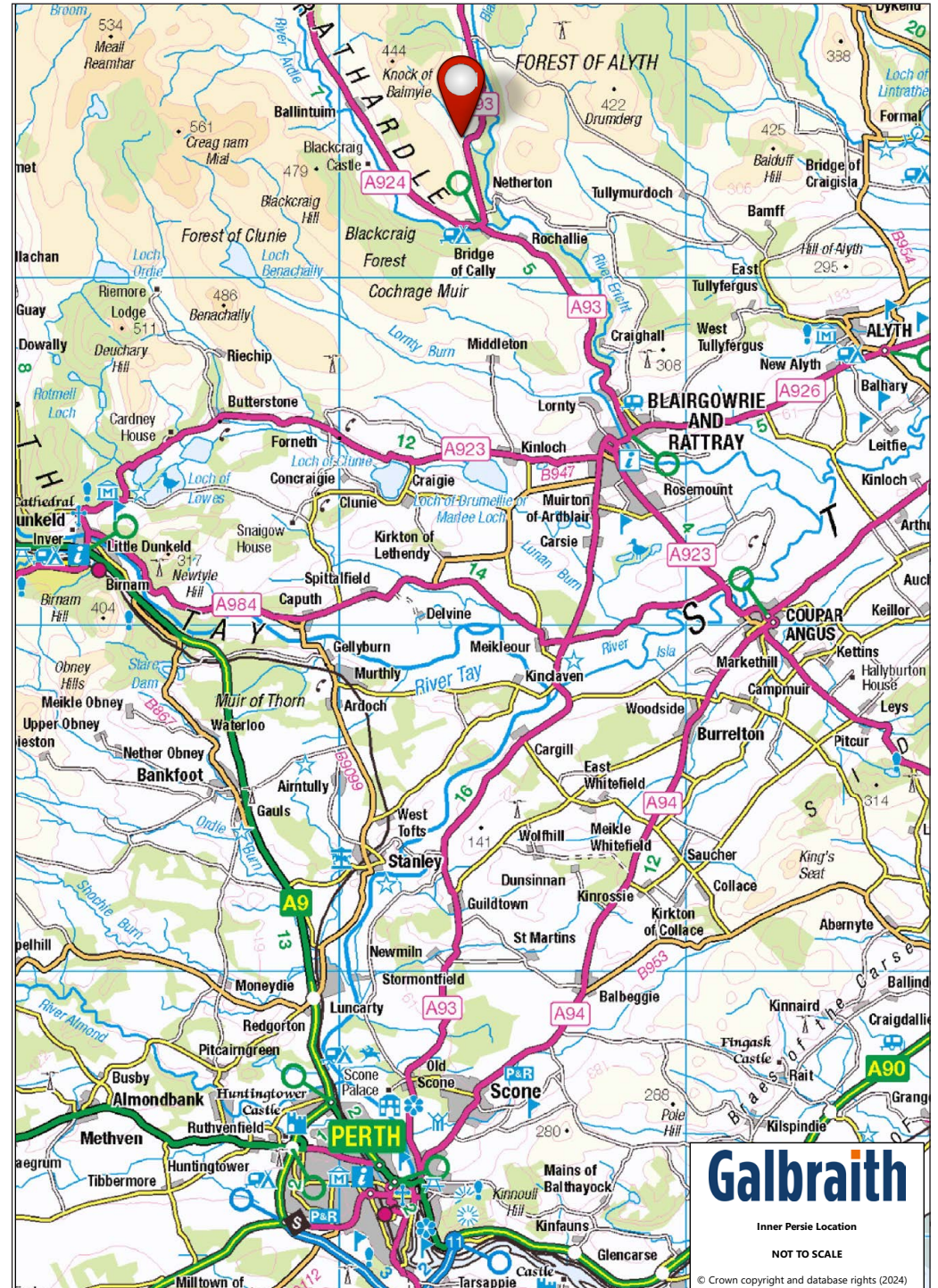
Approx. Gross Internal Area  
2645 Sq Ft - 245.72 Sq M  
Double Garage  
Approx. Gross Internal Area  
709 Sq Ft - 65.87 Sq M  
For identification only. Not to scale.  
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Ground Floor

Ground Floor









**Galbraith**



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