

**Galbraith**



**WEST BOGHALL**  
RAIT ROAD, PERTHSHIRE









## WEST BOGHALL, RAIT ROAD, PERTHSHIRE

**Impressive farmhouse with superb accommodation and lovely equestrian facilities.**

Balbeggie 1 mile ■ Scone 2.5 miles ■ Perth 5 miles ■ Edinburgh 50 miles

**Acreage 2.61 acres (1.06 hectares)**

**Offers Over £700,000**

- 4 reception rooms. 4 bedrooms
- Superb reception space with high quality finish
- Flexible accommodation with scope for further bedrooms space
- Beautiful views of the surrounding countryside
- Bespoke equestrian facilities as well as ample workshop and garage space
- Lovely mature gardens and well maintained paddock
- Additional granny flat



**Galbraith**

Lynedoch House, Barossa Place  
Perth PH1 5EP  
01738 451111  
[perth@galbraithgroup.com](mailto:perth@galbraithgroup.com)



### SITUATION

West Boghall is situated in a superb location in central Perthshire, surrounded by attractive farmland and with views of the hills beyond. Set on the outskirts of the historic town of Scone. The town has a thriving community and the house is a short drive away from a wide range of amenities it offers including supermarkets, schools, shops, pubs and restaurants.

The house is well placed for access to Dundee, Perth and Scotland's major cities of Edinburgh and Aberdeen with the A90 and A9 linking to the motorway network. Dundee, Scotland's fourth largest city has a waterfront undergoing an extensive regeneration programme with the popular V&A museum. There are two well regarded universities, with Dundee University being home to one of the UK's top medical schools. There is a wide selection of cultural activity close by including theatres, art galleries, arts centres, science centre and the UK's only full time public observatory, museums and sporting facilities including the Olympia swimming pool. The city provides excellent transport links with a main line railway station, bus station and airport with regular links to Stansted.

Perth can be reached quickly where a variety of shopping facilities are available from retail parks to well-known high street shops, major supermarkets and a variety of independent shops, hospital, railway station, Doctors, library, health and fitness centres.

The immediate countryside provides a great choice of recreational opportunities including some wonderful walking and cycling direct from the doorstep of West Boghall. The ski slopes of Glenshee are within easy reach and the hills and glens of Perthshire provide a rich environment for many country and outdoor pursuits.

Edinburgh and Glasgow can be reached in approximately an hour and provide large city amenities, cultural activity, retail and leisure facilities, together with airports to international destinations.

### DESCRIPTION

West Boghall is an impressive modernised farmhouse which has been generously extended to create an attractive and flexible home with superb reception spaces.



The impressive entrance hall has a beautiful feature stained glass window as well as access to the boot room and a WC. This leads through to a delightful sitting room which benefits from a log burner and garden access through French doors.

The open plan kitchen and snug is found in the new extension and is a superb space with cracking views across the adjacent arena and the countryside beyond. The kitchen has a lovely island and a good range of wall and base units as well as a wood burning stove and a Falcon range cooker and the snug is a cosy, comfortable space which has garden access onto a lovely decking through double doors.

To the rear of the kitchen as a good sized utility room which has access to the garden and a WC which has plumbing for a shower. West Boghall also has a handy external WC which is ideal for nipping into when gardening or busy outdoors.







The first floor has a mezzanine library which provides a lovely space to relax and unwind but also provides super flexibility with the opportunity to be a study space, play area or alternatively to be converted into another bedroom. The master bedroom is spacious and benefits from a dressing room and an en-suite with a beautiful bath placed to enjoy the views across the surrounding countryside. There are a further two bedrooms, a double with an en-suite shower room and a double which is currently used as a spacious study.

Further to the main accommodation, West Boghall has a very useful granny annex connected to the main house. Accessed through its own entrance but also connected through a door to the sitting room, the granny annex has a lovely kitchen/sitting room with a wood burning stove as well as a double bedroom and a wet room.

#### ACCOMMODATION

**Ground Floor:** Entrance Hall, Sitting Room, Kitchen, Snug, Utility Room with WC, Boot Room, WC, External WC

**First Floor:** Master Bedroom with Dressing Room and En-Suite, Double Bedroom with En-Suite, Double Bedroom/Study, Mezzanine.

**Granny Flat:** Kitchen/Living Room, Double Bedroom, Wet Room, Vestibule.

#### GARDEN (AND GROUNDS)

West Boghall sits within attractive grounds that surround the house, to the front is a lovely mature garden with practical composite decking areas and a pretty pond. In the garden is a wooden shed with electricity which offers the opportunity of a home office or superb summer house. To the rear of the house sits the stable block which has 6 stables as well as a tack room and feed room with direct access to the paddock and arena. There is also a workshop, the store for the biomass boiler and two double garages providing ample storage space or the property.

The paddock at the front of the property is well maintained with good fencing and is ideal for equestrian or smallholding purposes. A small section of the paddock has been fenced off to become a delightful orchard and hen run. Finally, there is an arena with a sand and rubber base which is overlooked by a lovely summerhouse.

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

Water	Mains
Electricity	Mains
Drainage	Private
Tenure	Freehold
Heating	Biomass
Council Tax	Band G
EPC	Band D



Granny Flat



Granny Flat



Granny Flat





### **DIRECTIONS**

From Scone follow the A94 north east for approximately 2 miles then take the turn off to the right signposted Rait and Kilspindie. After approximately 0.2 miles the entrance to West Boghall is on the right, down the tarmac driveway.

### **POST CODE**

PH2 7PP

### **WHAT3WORDS**

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///monks.inclines.promises

### **SOLICITORS**

Hodges Solicitors, Union Bank Buildings, Coupar Angus, PH13 9AJ. T: 01828 628395

### **LOCAL AUTHORITY**

Perth and Kinross Council, Pullar House, 35 Kinnoull St, perth, PH1 5GD. T: 01738 475000

### **FIXTURES AND FITTINGS**

No items are included unless specifically mentioned in these particulars.

### **VIEWINGS**

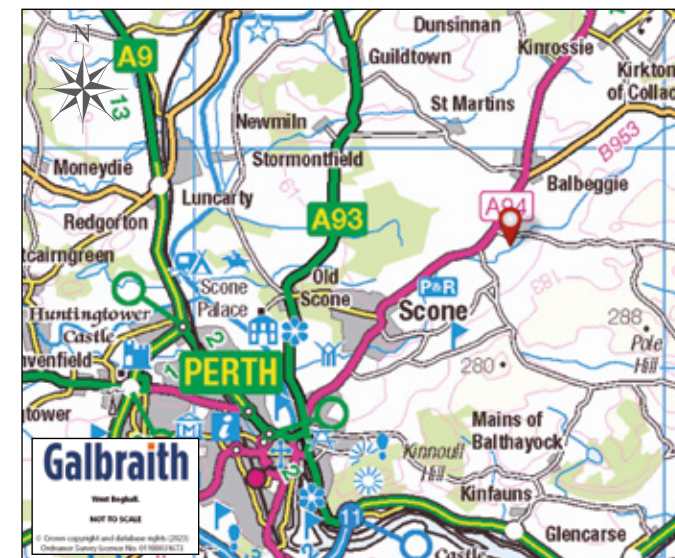
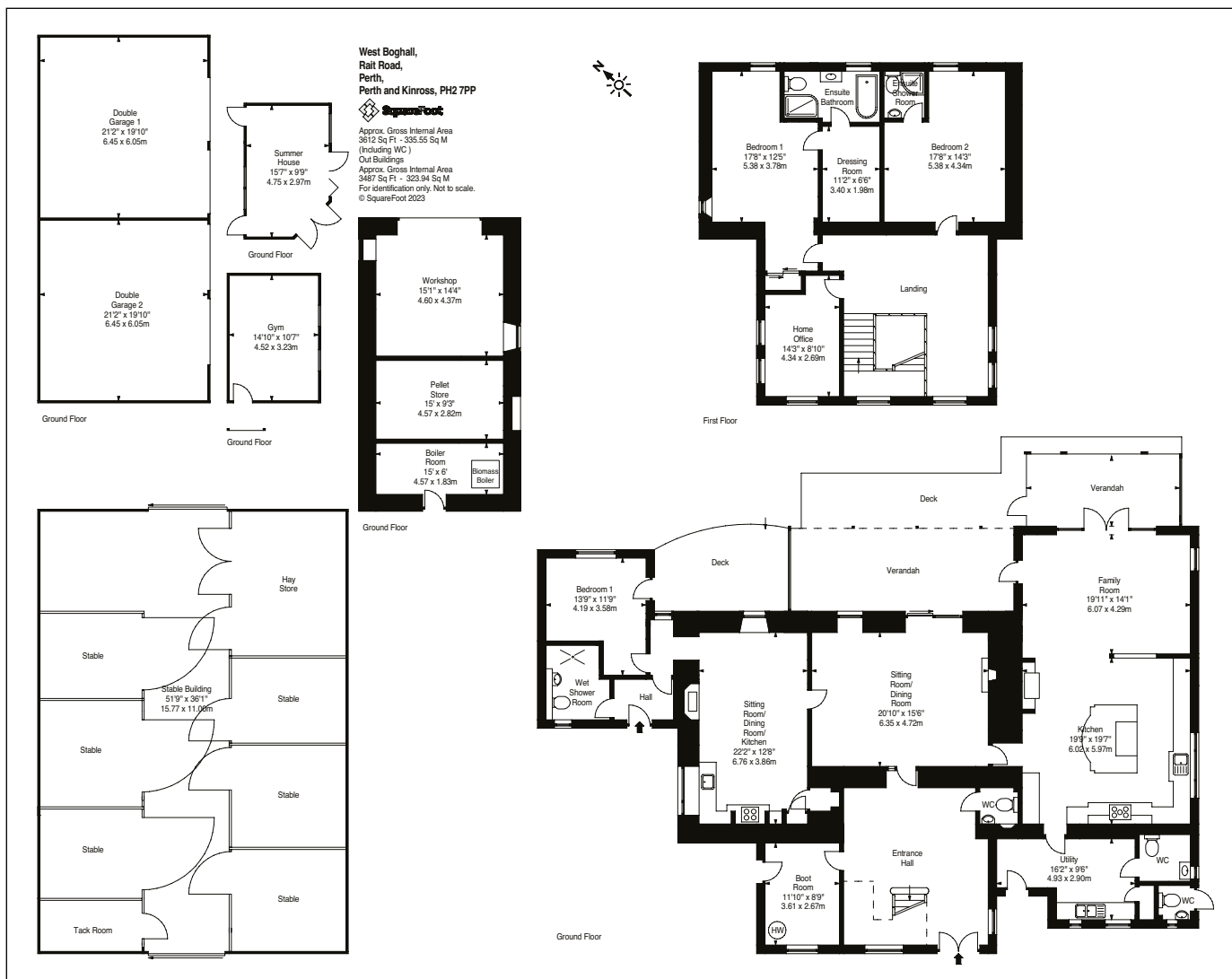
Strictly by appointment with the Selling Agents.

### **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. Photographs taken in April 2023.



