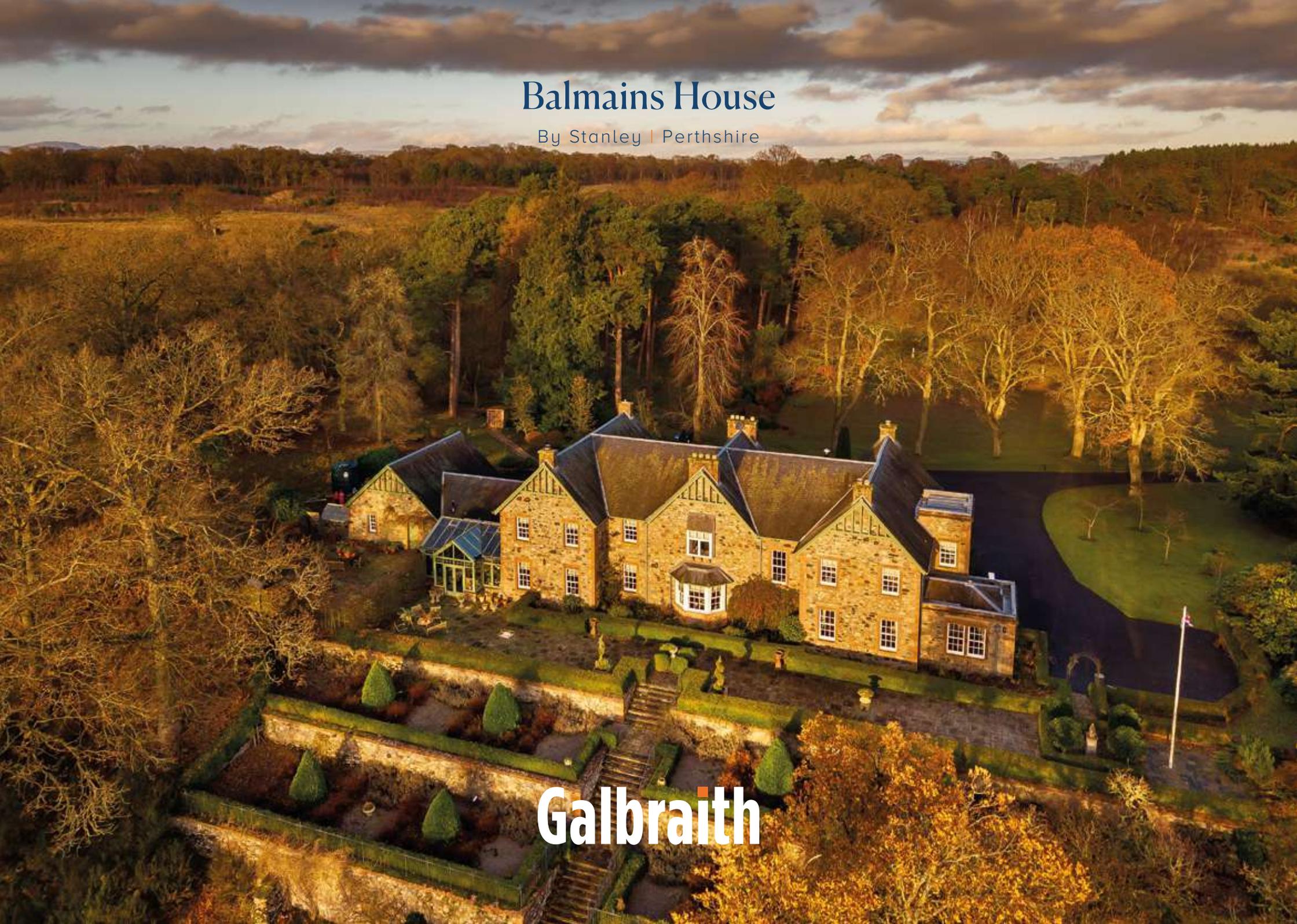


# Balmains House

By Stanley | Perthshire

**Galbraith**



# An exceptional country house set within beautifully established grounds



Stanley 3.5 miles | Blairgowrie 6 miles | Perth 11 miles | Dundee 21 miles | Edinburgh 55 miles  
(All distances are approximate)

**About 28 acres (11 hectares)**

4 reception rooms, 7 bedrooms (4 en-suite), conservatory

Contemporary country house in a traditional style finished to exacting standards

Delightful gate lodge providing superb secondary accommodation

Mature woodlands and parkland

Terraced garden with well tended extensive grounds

Commutable to Dundee and Edinburgh

**For Sale as A Whole**

**Offers Over - £2,575,000**

## Galbraith

Lynedoch House | Barossa Place | Perth | PH1 5EP

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[galbraithgroup.com](http://galbraithgroup.com)



## Situation

Balmains House enjoys a secluded rural setting approximately three miles from Stanley, a village offering excellent day-to-day amenities including a village shop, church and primary school. A short drive to the north east lies Blairgowrie, which provides a broader range of services including a supermarket, independent retailers, primary and secondary schools, and medical centre.

The city of Perth is easily accessible, lying about 11 miles to the south and offering an extensive array of amenities, including national retailers, a theatre, concert hall, museums and a variety of sporting facilities including gyms, leisure centre and curling rink. Perth is home to many historic attractions such as the Black Watch Museum, showcasing Scotland's oldest Highland regiment artifacts, Scone Palace, and Perth Museum which displays the Stone of Destiny. Perthshire also has some of Scotland's most historic whisky and gin producers. Key distilleries include the world-renowned Dewar's Aberfeldy, The Glenturret (Scotland's Oldest) with 2 star michelin restaurant, Blair Atholl and the craft-focused Strathearn.

Dundee can be reached in about a 40 minute by car to the south east and offers wide array of city amenities including shopping centres, railway station, two universities, Olympia swimming pool, concert hall and restaurants. In addition there is the V&A Museum and Discovery Point - home to the RRS Discovery, the celebrated vessel of Robert Falcon Scott and Ernest Shackleton, together with Dundee Airport with daily flights to London and a railway station providing regular daily services north and south.

There are primary and secondary schools in the area with independent schooling available at the High School of Dundee, Strathallan, Glenalmond, Morrison's Academy, Ardvreck and Craigclowan.

Balmains House sits in a well-connected position, just 6 miles from the A9, where travel north flows quickly toward the coastal cities of Aberdeen and Inverness, and south towards Perth, Edinburgh, and Glasgow. Lying to the north and highly accessible via car is Royal Deeside, Braemar, Ballater and the highly attractive Aberdeenshire countryside.

Perthshire offers an extensive range of recreational pursuits. Golfers are particularly well catered for, with numerous courses within easy reach, including within easy reach including 3 championship courses at Blairgowrie, an 18-hole course at Dunkeld, additional courses in Aberfeldy and Pitlochry to the north, and several more around Perth. To the south, the Gleneagles Hotel provides three renowned championship courses. About an hour's drive to the southeast lies St Andrews, home to world-renowned golf courses, a prestigious university, and rich history. Perth Racecourse hosts regular meetings throughout the year, while the ski slopes of Glenshee, an hours drive to the north, and the Cairngorms are easily accessible. Outdoor enthusiasts will find an exceptional variety of hills, glens, and mountains, providing superb opportunities for walking and cycling at the nearby Cairngorms National Park. Highland Perthshire is also widely recognised for its traditional country sports. The River Tay flows just south of Balmains House, offering world renowned and highly productive salmon fishing.





## Balmains House

Balmains House commands an elevated and private position, cocooned within a majestic canopy of mature trees. It enjoys southerly views that unfold across a succession of terraces, cascading toward views over the surrounding countryside and hills beyond. A private driveway leads from the public road, bordered by mature trees and generous verges.

A traditional house, with a stone exterior under a pitched slate roof, Balmains House was renovated and refurbished to a very high standard about xx years ago by the current owners. On entering, the quality of craftsmanship is evident immediately featuring substantial panelled doors, wooden flooring, intricate plasterwork with corncicing, astragal double-glazed sash-and-case windows and an elegant sweeping central staircase.

The reception rooms are accessed directly from the impressive entrance hall and are bright, airy, and beautifully proportioned. The elegant drawing room and dining room both enjoy southerly views across the manicured gardens and grounds. The sitting room, featuring a wood-burning stove, flows seamlessly into the generous conservatory, which opens onto the terrace, an ideal setting for outdoor dining and entertaining. Situated within the west wing is the dining kitchen, complete with integrated appliances, an Aga, and a Belfast sink. Beyond lies the rear hall with a WC and garden access, along with a utility room, store rooms, and internal entry to the double garage.

The sweeping staircase and modern lift lead to the first floor where the accommodation lies. There are seven well-proportioned bedrooms in total, four with en-suites and two with dressing rooms. There is also a generous family bathroom.

## Accommodation

**Ground Floor:** Vestibule, Entrance Hall, Drawing Room, Dining Room, Study, WC & Cloakroom, Sitting Room, Conservatory, Dining Kitchen, Hall, Utility Room, WC, Store, Boiler Room, Store, Double Garage

**First Floor:** 7 bedrooms (4 en-suite), Family Bathroom







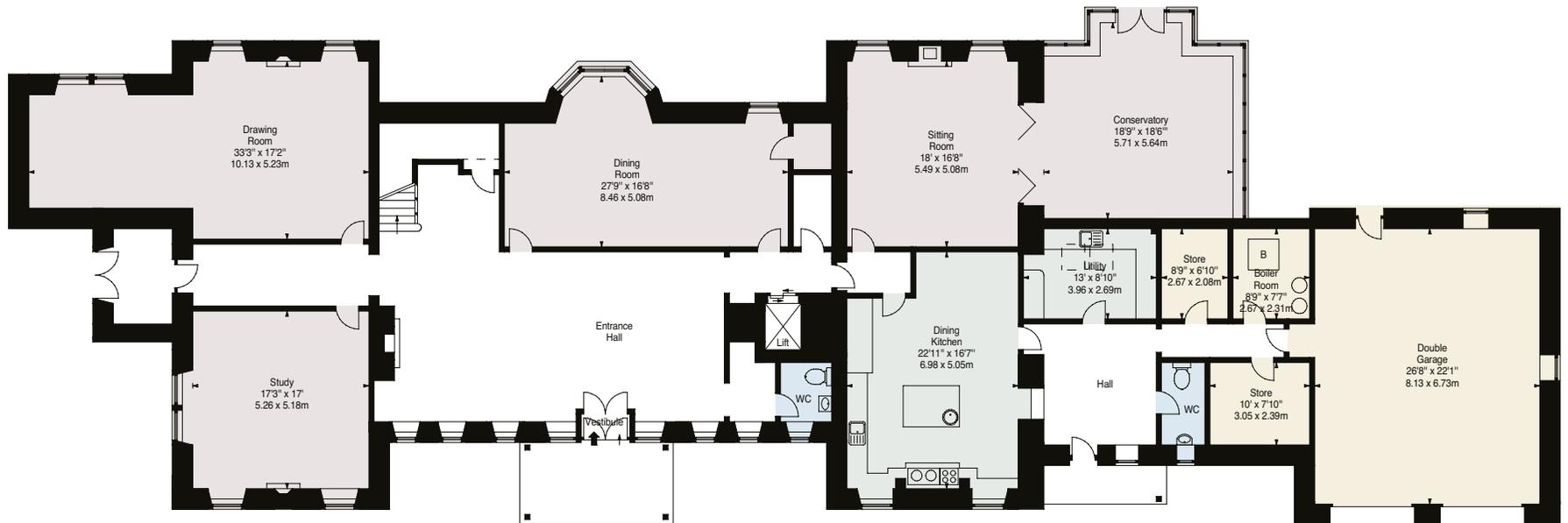
# Balmains House Floor plan

**Approx. Gross Internal Area**  
**7611 Sq Ft - 707.06 Sq M**  
**(Including Double Garage)**

For identification only. Not to scale.



**First Floor**



**Ground Floor**





## Gardens & Grounds

Set within approximately 28 acres (12 hectares) of beautifully maintained gardens and grounds, Balmain House enjoys a truly distinguished and picturesque setting.

A sweeping tarmac driveway leads from the public road to an extensive parking area to the north of the house, gracefully encircling a central garden feature and opening onto a formal parkland framed by mature trees and established shrubs.

To the south, a charming terrace accessible directly from the conservatory overlooks the thoughtfully designed terraced gardens. Bursting with colour and interest throughout the seasons, this area provides an idyllic backdrop for outdoor dining and relaxation.

Beyond the formal gardens, the grounds extend into mature woodlands and rough grazing paddocks, offering exceptional amenity and a sense of natural tranquillity.





## Bal mains Gate House & Garage Cottage

Bal mains Gate House lies at the entrance to Bal mains drive and is a traditional stone-built lodge with a pitched slate roof offering accommodation over a single level. The property has its own garden, workshop and garage as well as a gravel parking area which is available to the front and north of the property. The property provides the following accommodation over one floor:

Vestibule, Hall, Dining Room, Sitting Room, Dining Kitchen, Utility Room, WC, 3 Bedrooms, Family Bathroom.

Attached to Bal mains Gate House on the eastern side is Garage Cottage. This traditional property requires renovation and refurbishment to bring it up to a habitable standard. Once upgraded, it has the potential to serve as an additional dwelling associated with Bal mains. Garage Cottage offers the following accommodation:

Vestibule, Bathroom, Hall, Kitchen, Sitting Room, 2 Bedrooms.



# Balmains Gate House & Garage Cottage Floor plan

Approx. Gross Internal Area

2600 Sq Ft - 241.54 Sq M

Garage, Workshop & Boiler Room: 833 Sq Ft - 77.39 Sq M

For identification only. Not to scale.



## General Remarks and Information

### Services, Council Tax and Energy Performance Certificate(s)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Balmains House	Mains	Mains	Private	Freehold	Oil	Band H	D	FTTC	YES
Balmains Gate House	Mains	Mains	Private	Freehold	Oil	Bank E	E	FTTC	YES
Garage Cottage	Mains	Mains	Private	Freehold	Oil	Bank B	N/A	FTTC	YES

Copies of the Energy Performance Certificates are available upon request.

### Flood Risk

The subjects are not located in an area which is at risk of flooding.

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

### Directions

From Perth, head north on the A9 to Inverness and take the B8063/B9099 exit, towards Luncarty and Stanley. Continue through Luncarty and Stanley for approximately 4 miles before turning right signposted for 'Kinclaven and Blairgowrie'. Continue for 3 miles. The driveway to the property is on the left hand side, immediately after the 'Hotel Deliveries' sign at Ballathie House Hotel.

 **dabled.rated.composts**  **Postcode: PH1 4QN**

### Solicitors

Shepherd and Wedderburn LLP, 37 Albyn Place, Aberdeen, AB10 1YN  
T: 01224 621 166

### Local Authority

Perth and Kinross Council, Pullar House, 35 Kinnoull Street, Perth PH1 5GD  
T: 01738 475 000

### 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.

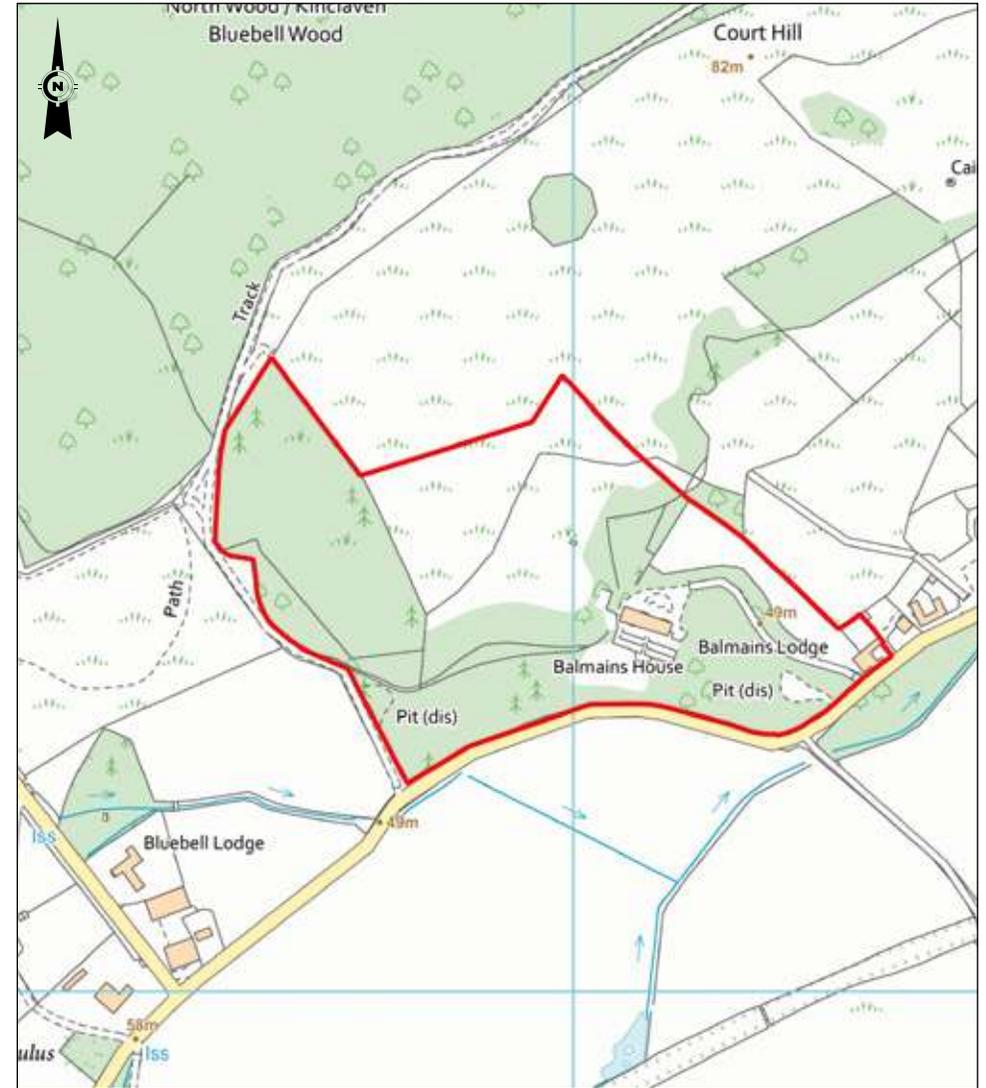
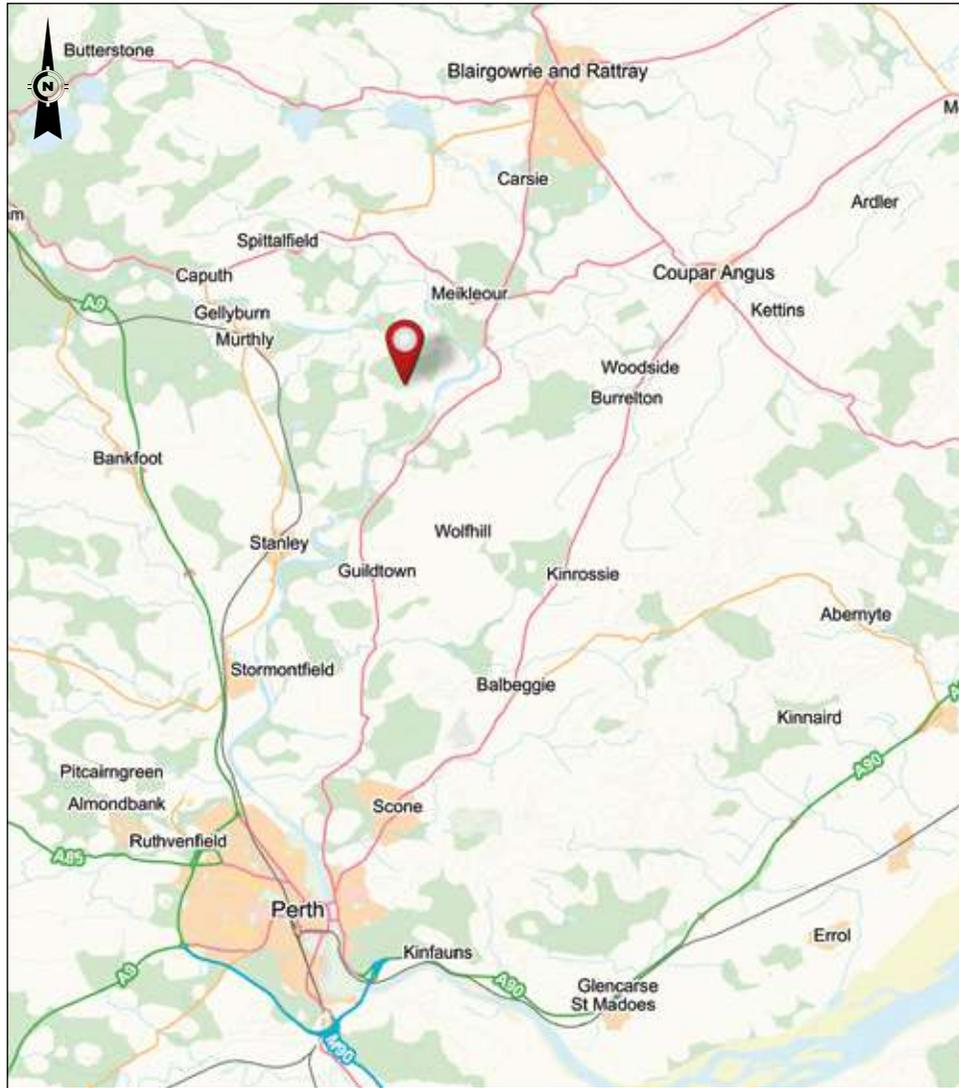
### Health & Safety

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

### Moveables

The following items are excluded and are available by separate negotiation:

- The garden statutory
- The garden machinery
- Some furniture and select artwork



**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 December 2025 and February 2026.



**Galbraith**