



Galbraith

MEADOW MOSS & ARDLE RISE
KIRKMICHAEL, PERTHSHIRE

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Two newly-built (currently being completed)
semi-detached houses lying in a quiet rural setting

Blairgowrie 15 miles ■ Perth 30 miles ■ Dundee 33 miles

- Meadow Moss and Ardle Rise both offer: open plan kitchen, dining and sitting room, 3-bedrooms, bathroom
- Good sized garden ground each benefitting from individual entrance and driveway
- Solar panels
- Quiet rural setting
- Attractive views over the surrounding countryside

Galbraith

Lynedoch House, Barossa Place
Perth PH1 5EP
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 OnTheMarket



SITUATION

Meadow Moss and Ardle Rise are situated in a quiet rural setting just to the south of the village of Kirkmichael in the county of Perthshire. Kirkmichael provides a village store, hotel and primary school, together with a thriving community, with one of the annual highlights being the Strathardle Highland Gathering & Agricultural Show. Pitlochry, situated some 13 miles to the north and Blairgowrie about 15 miles to the south both provide excellent day to day facilities and services including supermarkets, individual retailers, health centre and secondary school. In addition Pitlochry has the Pitlochry Festival Theatre and a mainline railway station with daily services north and south, together with a sleeper service to London.

The City of Perth lies about 30 miles to the south and provides a broader range of services including national retailers, banks, both a concert hall and theatre, leisure centre and the Dewar's Ice Rink, which is home to the well-respected Perth Curling Club. Dundee which can be reached in about an hour's journey by car lies to the south east with two universities, the V & A Museum, shopping centres and airport with daily services to London.

Perthshire is a highly scenic county which offers a wealth of outdoor recreational activities including walking, climbing and mountain biking routes in the hills and glens. The ski slopes of Glenshee are reached within about a half an hour journey by car to the north. For the golfer, there is an 18-hole course in Pitlochry, together with the Rosemount Golf Course on the edge of Blairgowrie. Watersports are found at Loch Tay lying some 39 miles to the south west.

DESCRIPTION

Meadow Moss and Ardle Rise are newly-built semi-detached houses which are currently being completed with an expected completion date of Autumn 2023. Nestled just to the south of Kirkmichael and lying adjacent to a minor public road, they both enjoy a southerly outlook over the surrounding countryside. Each house sits within its own garden ground lying on 3 sides together with independent entrances and driveways.

Meadow Moss and Ardle Rise are single storey dwellings with harled exteriors under a tiled roof with double glazing, solar panels and external boilers. The accommodation of each house comprises:

- Open-plan kitchen with dining area and sitting room, 3-bedrooms and bathroom

GARDEN

Meadow Moss and Ardle Rise each sit within a plot extending to about 0.37 acres, as outlined on the indicative sales plan. As each house is currently under construction the garden ground is undeveloped and offers a blank canvas to create a garden of choice. Each house will benefit from an independent access and driveway from the minor public road.

WARRANTY

The construction of each house is covered by an Architects Certificate.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Mains
Electricity	Mains
Drainage	Private (individual septic tank per dwelling)
Heating	Oil
Council Tax	Still to be assessed
EPC	Still to be assessed

There are photovoltaic panels on the roof of each house providing electricity which services the hot water system. Each PV system is rated at 3.2kW and has a power output warranty of 25 years.

SOLICITORS

Hodge Solicitors LLP
28 Well Meadow
Blairgowrie PH10 6AX
T:01250 874441

LOCAL AUTHORITY

Perth and Kinross Council
Pullar House
35 Kinnoull Street
Perth PH1 5GD
T:01738 475000



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

The property is currently under construction and therefore appropriate caution should be exercised at all times during inspection.

DIRECTIONS

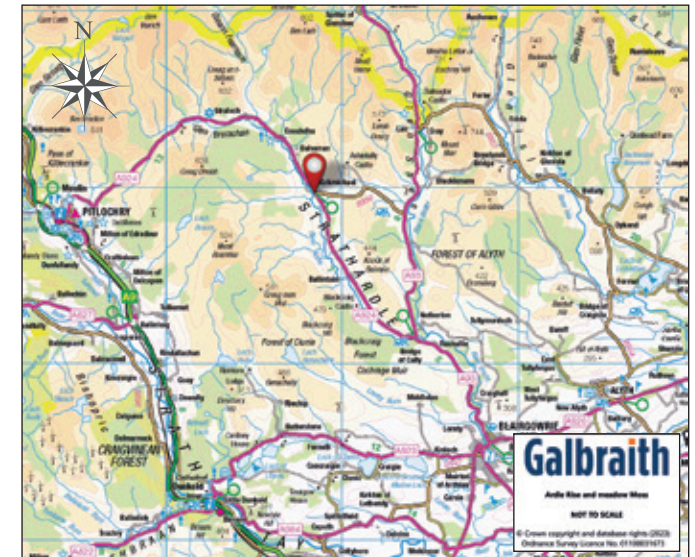
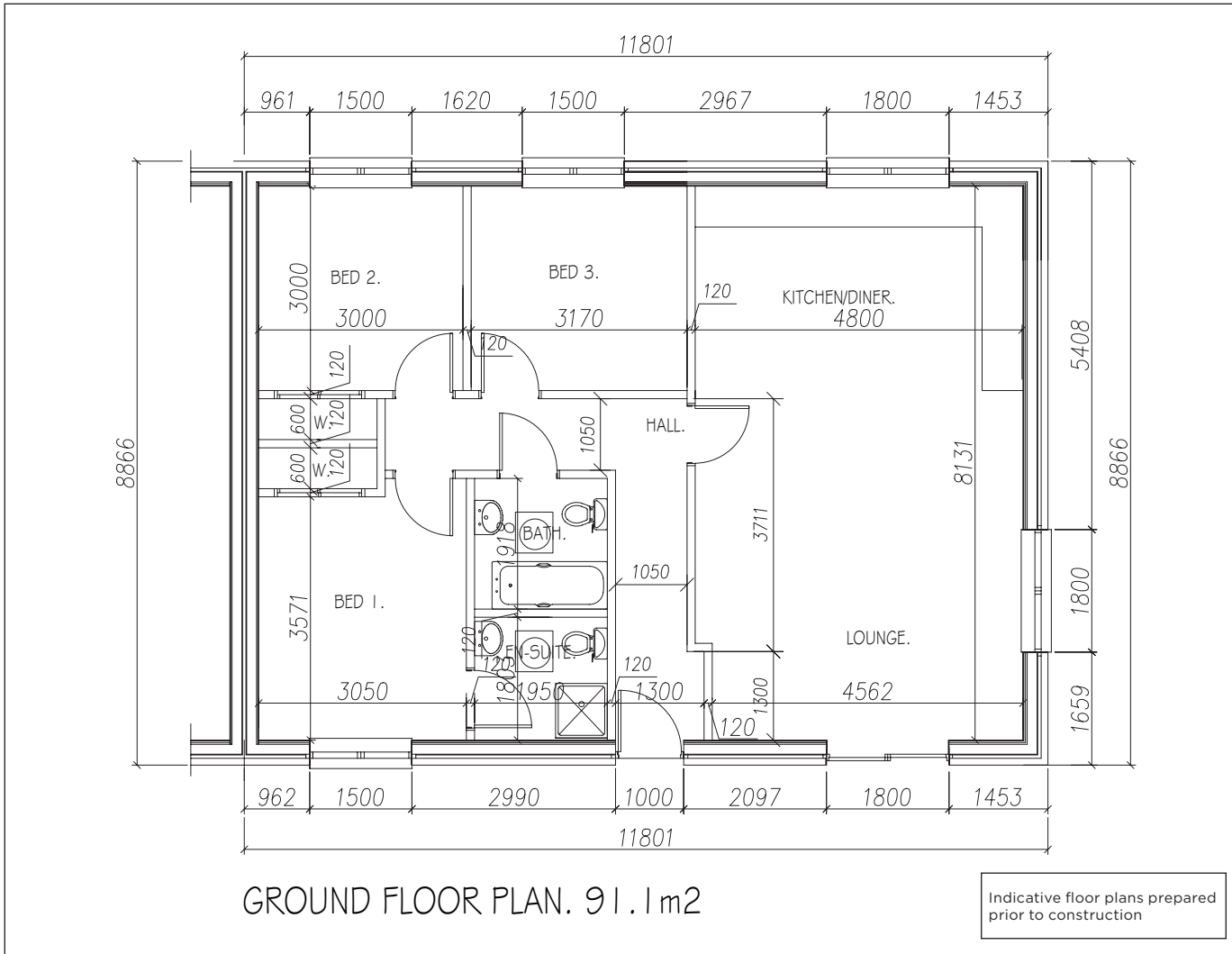
From Blairgowrie follow the A93 north and upon reaching Bridge of Cally turn left after the bridge sign-posted to Kirkmichael/ Ballintuim. Continue on this road for approximately 7 miles and just prior to entering the village of Kirkmichael turn right on to a minor public road and both Meadow Moss and Ardle Rise will be found after a very short distance on the left-hand side.

WHAT3WORDS

///treaties.districts.lyrics

POST CODE

PH10 7NR



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, together with proof of funding and Identification. 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 August 2023. 8. Brochure prepared August 2023.