



GATESIDE COTTAGE
Forteviot, Perthshire, PH2 9BU



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FORTEVIOT, PERTSHIRE, PH2 9BU

Immaculately presented charming, traditional three-bedroom cottage, situated within the Perthshire Countryside set within approximately 1.87 acre grounds.

Perth 7 miles, Stirling 29 miles, Edinburgh 50 miles, Glasgow 54 miles
(All distances are approximate)

Summary of Accommodation

Ground Floor: Porch, Kitchen, Conservatory, Sitting Room, Principal Bedroom with Ensuite Shower Room, Two Further Double Bedrooms and Family Shower Room.

Exterior: Low maintenance garden, Paddock, Several outbuildings, Plentiful parking.

About 1.87 Acres



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Situation:

Gateside Cottage is situated on the fringe of the small village of Forteviot, some 8 miles southwest of the County town of Perth. The village was rebuilt in the 1920s as a model village designed by the architect James Miller under the instruction of John Dewar, 1st Baron Forteviot, influenced by the Garden City movement. Forteviot is close to the site of the ancient Scottish Pictish Capital and in 2009 archaeologists discovered a royal tomb from the early Bronze Age. Along with the remains of the ancient ruler were found burial treasures which include a bronze and gold dagger, a wooden bowl and a leather bag.

Forteviot is within easy reach of Perth, Auchterarder, Stirling and the remainder of the central belt of Scotland. There is convenient access to both the A9 and the M90, and thereby the A90 and M9. There are Railway Stations at Perth, Gleneagles and Dunblane offering regular services to both Edinburgh and Glasgow as well as further afield. Dundee Airport is also within easy reach.

Perth has a comprehensive range of retail, professional, banking and leisure facilities. The latter include a Theatre, Concert Hall, Restaurants and Leisure Centre as well as numerous local Golf Courses. These include the Championship Courses at Gleneagles as well as the renowned parkland courses of Rosemount and Lansdowne at Blairgowrie. There is salmon fishing on the nearby River Earn (within walking distance) as well as the River Tay and Perthshire is home to many of Scotland's finest landed Estates offering a wealth of outdoor recreational opportunity as well as wonderful mature and established landscapes.

There are primary schools at Dunning and Forgandenny, with secondary schooling available at both Perth and Auchterarder. In addition, there is a wide choice of distinguished private schooling locally including Strathallan, Kilgraston, Craigclowan Preparatory School, Morrison's Academy, Glenalmond College and Dollar Academy.







General Description:

Gateside Cottage is a charming and pristinely presented property with a cream façade and a grey slate roof, nestled amid a small cluster of cottages in the breathtaking Strathearn countryside. The property boasts an enclosed back garden, paddock and a driveway with ample parking and turning space.

The bright and welcoming porch leads to the large triple aspect sitting room featuring an open fire with a cast iron surround and tiled inserts. The living room opens to the rear hall with half glazed back door and access to the kitchen and family shower room.

The spacious kitchen is well equipped with wall and base-mounted units, a double oven with 4-ring induction hob, a dishwasher, washing machine, and fridge/freezer. A large patio door from the kitchen leads to the conservatory – an ideal spot to watch the varied wildlife whilst enjoying your morning coffee. The family shower room features a wet-walled shower, washbasin and WC complimented by timber panelling to dado height and plentiful storage.

From the sitting room, the main hall provides access to two generous and bright double bedrooms, one with a built in wardrobe. Completing the accommodation is the spacious principal bedroom and sophisticated ensuite with washbasin, WC and large rainfall shower.

Garden: Gateside Cottage is enclosed by mature beech hedging, providing privacy to the entire property without compromising the fabulous views towards the surrounding hills. The low maintenance garden is mainly laid with gravel, providing a number of spaces to enjoy al-fresco dining and offers ample parking provision for several vehicles. A recently constructed garden building with power and light has been cleverly designed and positioned to provide a versatile space that could be readily adapted into a home office, studio or gym.

The adjacent paddock is bounded by a well-established biodiversity hedge, stockproof fencing and new gates. It benefits from its own separate vehicle access from the road onto a hardcore track which links to the cottage driveway. Being served by two water supplies, the paddock is ideal for grazing and also includes a small orchard and a wildflower area that attracts an abundance of wildlife.

Two further outbuildings in the paddock provide sizeable additional storage or alternatively housing for livestock.

Gateside Cottage also benefits from having both planning permission and building warrant in place to extend the cottage to create a wonderful open plan kitchen and living area. Further details can be found on the Perth & Kinross Council planning portal under reference 22/02159/FLL (<https://www.pkc.gov.uk/planning>)



GENERAL REMARKS AND INFORMATION

Planning Permission

REF: 22/02159/FLL

Viewing

Viewing is strictly by appointment with the selling agents Rettie Town & Country, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is PH2 9BU.

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price.

Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

Services

Mains Water, Electricity and Gas. Private Drainage.

Local Authority

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

Council Tax

Band – D.

EPC Rating

Band - D.

Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy.

Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie Town & Country at 11 Wemyss Place, Edinburgh, EH3 6DH.



Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Particulars and Plans

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Websites and Social Media

This property and other properties offered by Rettie can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com, and www.thelondonoffice.co.uk.

In addition, our social media platforms are [facebook.com – RettieTownandCountry](https://www.facebook.com/RettieTownandCountry); [twitter.com – RettieandCo](https://twitter.com/RettieandCo); Instagram and LinkedIn.

Proof and Source of Funds/Anti Money Laundering

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source,

mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

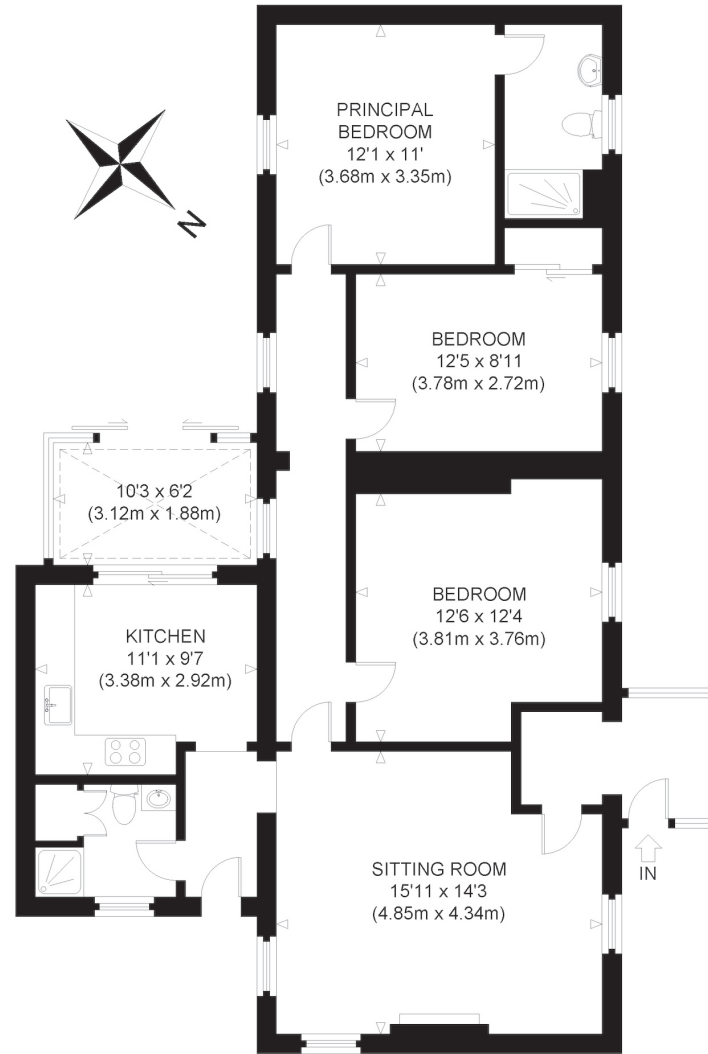
Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Town & Country, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that they have not entered into contact in reliance on the said statements, that they have satisfied themselves as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1142 SQ FT / 106.2 SQ M

GATESIDE COTTAGE

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1142 SQ FT / 106.2 SQ M

All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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RETTIE

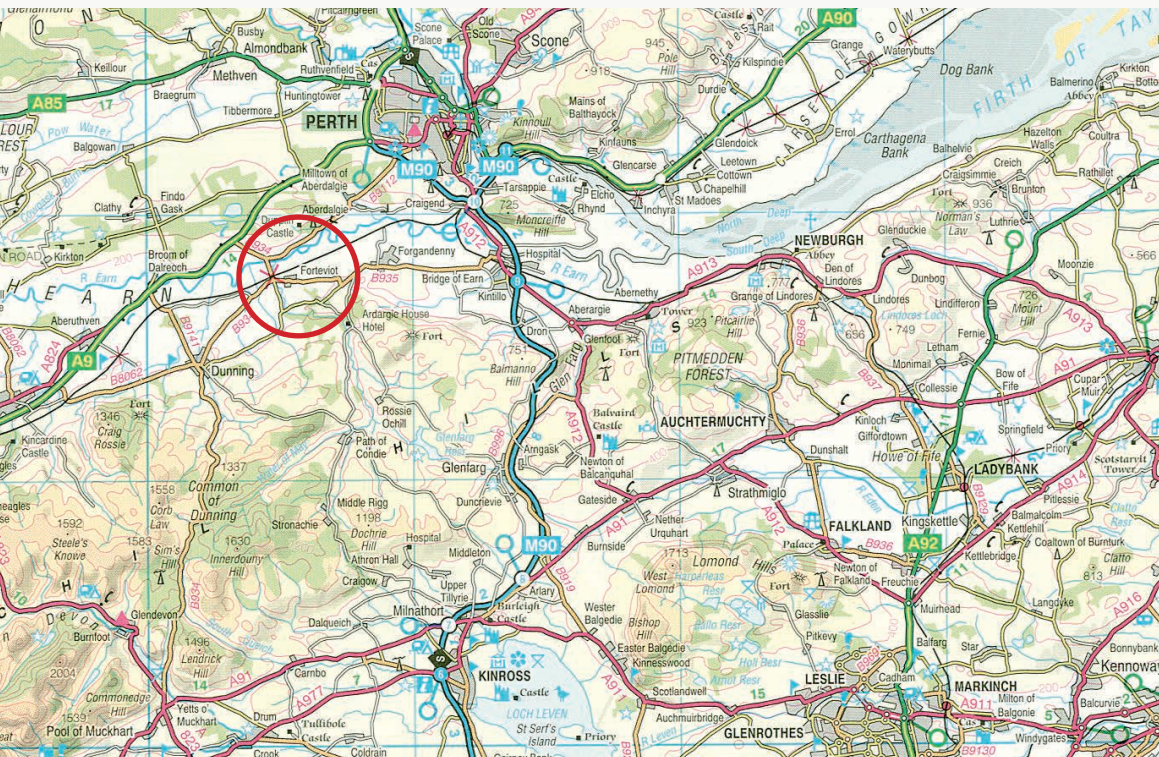
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3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.



Proof and Source of Funds/Anti Money Laundering Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction. All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

RETTIE

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