



WEST MAINS OF HUNTINGTOWER LODGE

Perth, PH1 1PX



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Charming one-bedroom lodge nestled in the tranquil and unspoiled Perthshire countryside, offering a serene retreat surrounded by breathtaking farmlands.

Perth City Centre 3.7 miles , Edinburgh Airport 44 miles, Glasgow Airport 66 miles
(All distances are approximate).

Summary of Accommodation

Ground Floor:

Entrance Vestibule, Sitting Room, Dining Room Kitchen, Double Bedroom and Bathroom.

Garden:

Predominantly Laid to Lawn.



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Situation:

West Mains of Huntingtower Lodge is situated in an accessible yet rural position, amidst undulating countryside to the West of Perth, within a four-mile drive of the city centre.

The City of Perth offers a broad range of retail and leisure facilities, as well as professional and banking services. It has several high-quality restaurants and bars, a shopping centre, and a redeveloped Concert Hall, as well as a Swimming Pool, an Ice Rink and two Sports Centres. In addition, there are a host of supermarkets and retail parks on the outskirts of Perth, including those off the A85, which are approximately a 1-mile drive from West Mains of Huntingtower Lodge.



There is a local primary school at Ruthvenfield and secondary education available in Perth. In addition, Perthshire hosts a number of Scotland's leading independent schools, including Craigclowan (Perth), Kilgraston School for Girls (Bridge of Earn), Strathallan School, Glenalmond College, and Morrisons Academy (Crieff). Dollar Academy, another highly-regarded co-education school, is around 27 miles away.

The wider countryside supports a wealth of recreational activities, including cycling, hill-walking and country sports, as well as horse racing at Scone. There is a generous array of local golf courses and there are several Championship courses within easy reach, such as those at Blairgowrie Golf Club and at the internationally renowned Gleneagles Hotel Resort, which is around a 15 mile drive to the South West. The countryside around Perth has long-since been coveted for its accessibility. The property enjoys prompt access to the A9, the A90 and the M90 motorway – the latter which travels South towards the Queensferry Crossing and feeds into central Scotland's arterial road network. Edinburgh International Airport can be reached from the property in under one hour, in reasonable traffic, and there is a railway station in Perth which provides commuter services to Aberdeen, Dundee, Glasgow and Edinburgh, as well as services to London (Kings Cross and London Euston).

General Description:

West Mains of Huntingtower Lodge is a charming property featuring a white façade, set under a grey slate roof, nestled in the picturesque Perthshire countryside. Accessible via a private road, the lodge boasts a gravel driveway with ample parking space.

The lodge opens to a bright and welcoming entrance hall, leading to a spacious sitting room featuring a charming fireplace with a wooden mantle and views over the rear garden. Adjacent is the bright dining room, that leads to the L-shaped kitchen, that is equipped with wall and base-mounted units, shelving, a four-ring induction hob and oven, a sink with drainage, space and plumbing for a washing machine, and a large pantry cupboard. The kitchen also offers dual aspect views and access to the back door. The home is completed by a double bedroom with built-in wardrobes and shelving serviced by a bathroom featuring a wash basin, WC, and a P-shaped bath with a shower attachment.

Garden:

At the rear of West Mains of Huntingtower Lodge lies a spacious garden, mostly laid to lawn and enclosed by post-and-wire fencing, stone walls, and hedges. The garden features a shed and an oil tank, with breathtaking views of the surrounding Perthshire farmlands. At the front, a gravel drive is bordered by a herbaceous border and hedging, offering year-round colour.



GENERAL REMARKS AND INFORMATION

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 PH1 1PX.

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price. Items of furniture may be available by separate negotiation.

Entry & Possession

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

Services

Mains Water, Electricity, and Septic Tank.

Local Authority

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

Council Tax

Band – E.

EPC Rating

Band - E

Special Note

West Mains of Huntingtower and the neighbouring land is identified in the TAYplan 2016-2036 as a Strategic Development Area and is allocated in Perth & Kinross Council's Local Development Plan 2019 (LDP2) for mixed-use development (MU70). The private access road to West Mains of Huntingtower is an Adopted Core Path. There are formal rights of access over the road in favour of neighbouring properties.

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.

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.

Important Notice

Rettie & Co, their clients and any joint agents give notice that:

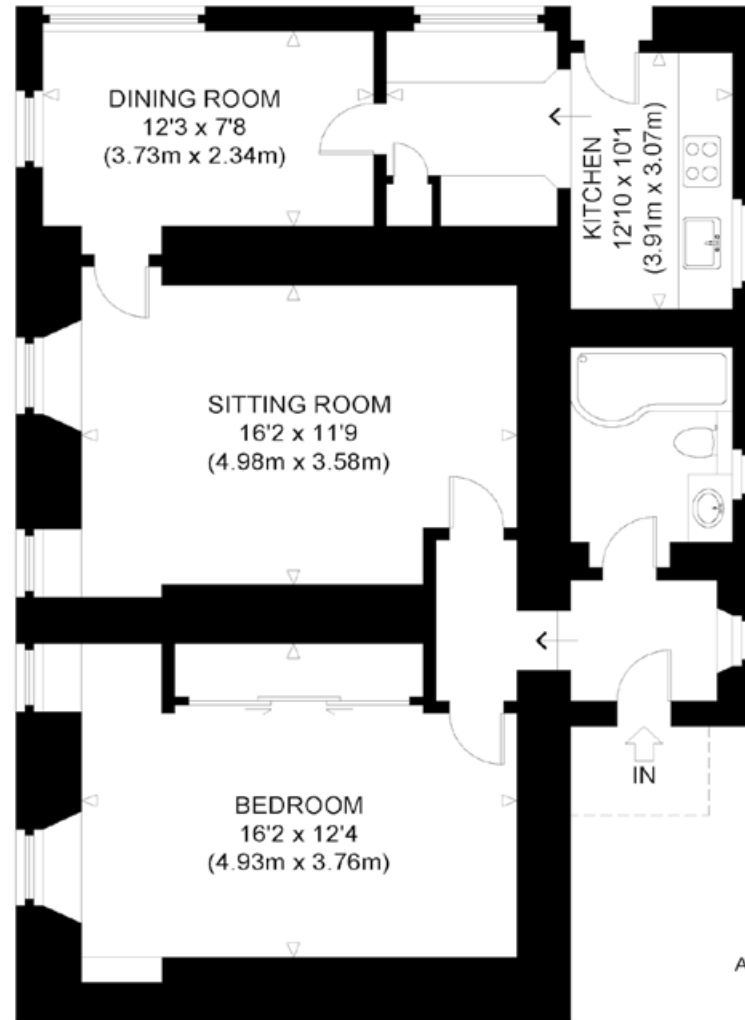
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

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.







GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 804 SQ FT / 74.8 SQ M

WESTMAINS LODGE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 804 SQ FT / 74.8 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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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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