



MAYBANK

9 Balformo Road, Scone, Perth, PH2 6QX





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A beautifully presented period home, affording comfortable and stylish modern living in a refined period setting, which is set apart by its generous and private plot in the ancient town of Scone.

Maybank is accompanied by a traditional coach house/stable block, which provide scope for conversion – subject to acquiring the necessary consents.

Edinburgh City Centre – 46 miles, Edinburgh Airport – 43 miles, Glasgow City Centre – 65 miles

(All distances are approximate)

Accommodation

Ground Floor: Entrance Porch, Hall, Drawing Room, Sitting Room, Dining Room, Kitchen/Breakfast Room, Cloakroom/WC, Utility Room & Rear Entrance Vestibule.

First Floor: Landing, Five Double Bedrooms (one currently utilised as a home office), Family Bathroom, and a Shower Room.

Attic: Double Bedroom/TV Room.

Exterior: The plot at Maybank befits a property of its stature and extends to approximately half an acre. The house is set back from Balformo Road behind a tall stone wall, with two sets of stone pillared entrances. The dual entrances create something of an in-and-out driveway, which stretches around the property to either side and expands into a generous tarmac sweep to the front of the house.

The main garden extends away from the house to the South and provides the house with an attractive outlook. It incorporates a very spacious lawn, which is ideal for all manner of garden sports. A pair of majestic Cedars lend great character and privacy to the garden and the borders are well stocked with a broad variety of shrubs and specimen trees, including colourful Rhododendrons. Margining the house and the entrance porch, the South-facing tarmac sweep is used as a terrace and is the ideal spot for alfresco dining and entertaining, against the backdrop of the attractive and private garden. The garden also hosts a summerhouse.

The former coach house and stable block is positioned off the driveway to the North West of the house. The detached stone and slate outbuilding is comprised of a stable, complete with cobblestone floor and traditional stall partitions, as well as a garage/workshop with access to a former hay loft mezzanine above the stable. There is also a lean-to car port to the South. The building presents scope for conversion into ancillary accommodation, subject to acquiring the necessary planning consents and warrants.

From the principal entrance, the driveway expands into a sheltered courtyard to the rear of the house, which is finished with tarmac and provides room for car parking and turning, as well as access to the rear porch and a series of traditional stone and slate outhouses – one of which is serviced with electricity.



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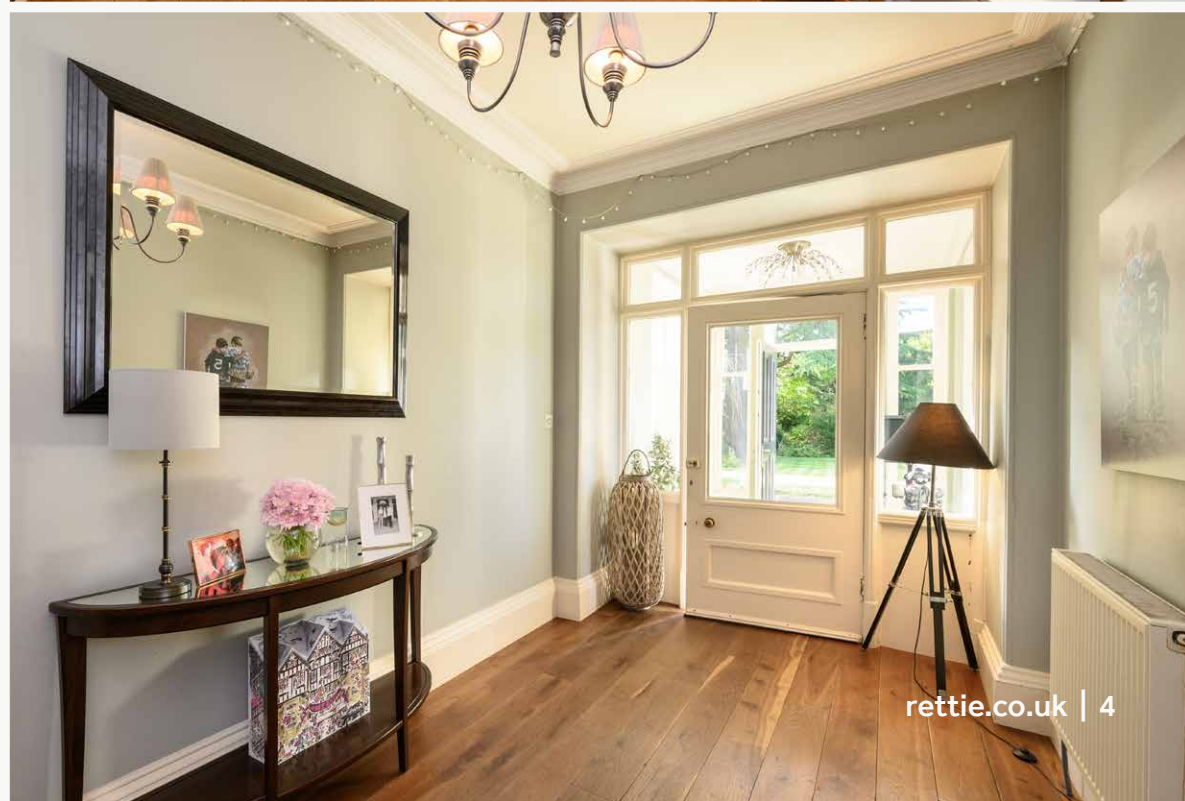
Situation:

Maybank is situated in the historic village of Scone, which lies approximately 2.5 miles to the North East of Perth's City Centre. The village has grown since the early-19th Century, when it was commissioned by the Earl of Mansfield to allow for the resettlement of the residents from, what is now known as, Old Scone – the medieval town which had grown up around Scone Palace and monastery, a short distance to the West. It well-serviced with a good range of local amenities, including several shops and restaurants, a pharmacy, a medical centre and a Primary School.

Perth is a short distance to the southwest of Scone and offers all the services and attractions which you would expect from a city of its size. The city centre is populated by high street retailers, a shopping centre, and restaurants, bars and cafes, together with professional, business and banking services. There are also various supermarkets, retail parks and leisure centres/gyms around the city, as well as an ice rink and an independent cinema.

The historic city and its surrounding area are rich in culture and heritage, offering a diverse range of attractions such as The Black Watch Museum, the recently redeveloped Concert Hall and Theatre and, notably, Scone Palace. The surrounding countryside supports a wealth of leisure activities including walking and cycling, National Hunt Racing at Scone Palace, fishing on the River Tay and, slightly further afield, skiing at Glenshee and Aviemore. There are various golf courses nearby, including two courses at the local Murrayshall Hotel and Golf Club, as well as the Championship courses at Blairgowrie and the internationally renowned Gleneagles Hotel Resort.

There are a good selection of well-regarded local primary and secondary schools within Perth, which are supplemented by outlying private schools including nearby Craigclowan Preparatory School, Strathallan School, Glenalmond College and The High School of Dundee. Perth has direct links via the M90 to Edinburgh, the A9 and M9/M80 to Stirling and Glasgow, the A9 north to Inverness and the A90 dual carriageway leading east to Dundee. It also has a railway station with services to Edinburgh, Glasgow, Dundee, Aberdeen and Inverness and to London Euston, via the Caledonian Sleeper service. Edinburgh Airport is easily reached via the M90 and Dundee Airport also currently offers flights to a selection of destinations, including London City Airport.





General Description:

Maybank is a handsome period home, which has been thoughtfully adapted over the passage of time, to create statement family living accommodation, balancing heritage gravitas and charm with high quality modern finishes.

Set beneath a pitched slate roof, the impressive sandstone façade bears the distinctive reddish hue for which the historic architecture of Scone is known and presides proudly over its remarkably private garden to the South West. The principal elevation has an attractive symmetry to its design and is aggrandized by a pair of bay windows and a stone dressed entrance porch – a high-quality modern appendage, which has been sympathetically married to the original building and is almost indistinguishable as a recent addition.

Internally, the accommodation extends to approximately 3641 sq. ft. and the rooms are defined by the generous proportions, typically associated with period villas. The interior has been curated with a keen eye for quality finishes and has retained a rich catalogue of period features, including corncicing, corbelling, and traditional press cupboards. Notably, the sash and case windows have been upgraded with Mozolowski and Murray timber-framed and double glazed windows.

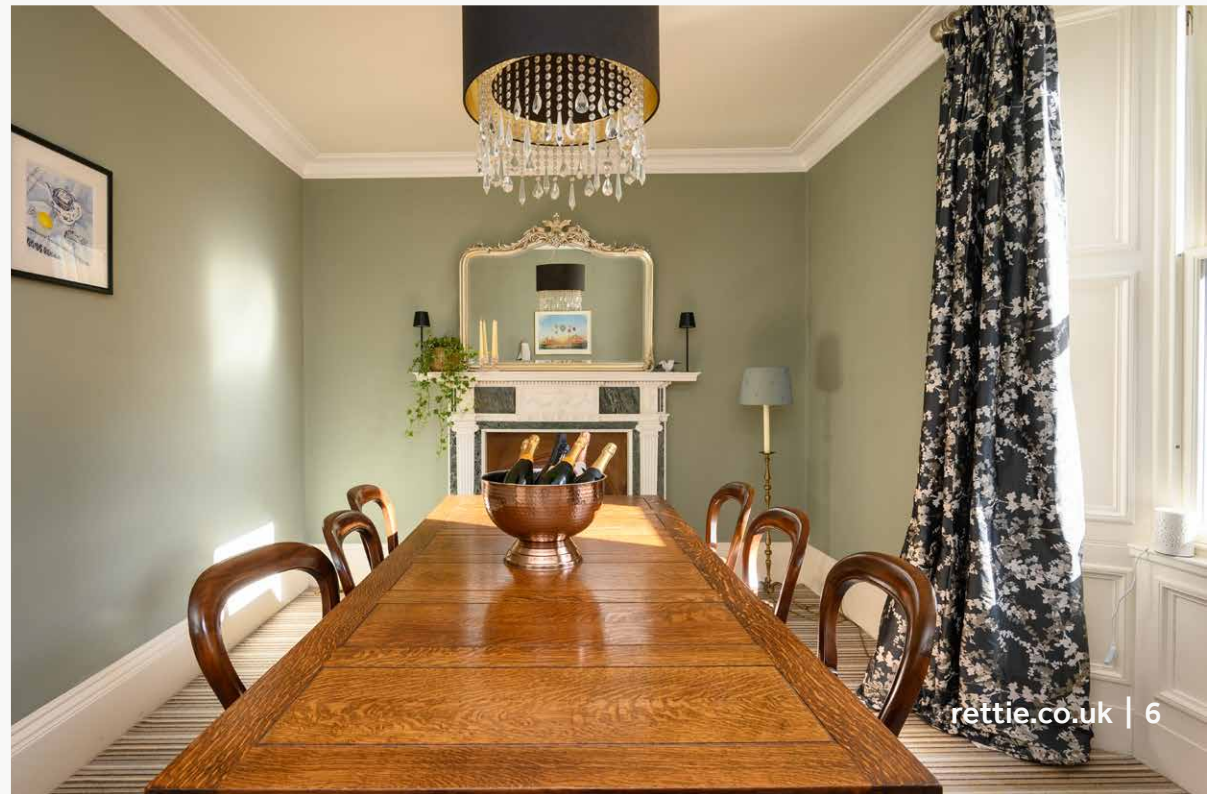
Beyond the threshold, the well-proportioned entrance porch is finished with Victorian style mosaic floor tiling and has a glass panelled partition and door inviting into the main hall. The hall impresses a sense of arrival due to its scale and has been decorated with timeless dark oak flooring. It is governed by a fine period staircase with a particularly ornate wrought iron balustrade and a bullnose curtail step. The two elegant public rooms to the front of the house both showcase splendidly tall, South-facing Bay windows, which provide delightful views over the sweeping lawn garden. The drawing room is lent profound character by a working fireplace with a handsome timber chimneypiece and a decorative wrought iron insert and fire basket, while the atmospheric sitting room has a recessed wood burning stove which is set within a stone fireplace, framed with tasteful bench seating. The third, flexible reception room serves as a formal dining room and is enhanced by an antique green and white marble chimneypiece, which was sourced from a local country house and has a wealth of decorative detailing, including a central tablet depicting a classical urn and fluted pilasters adorning the jambs.

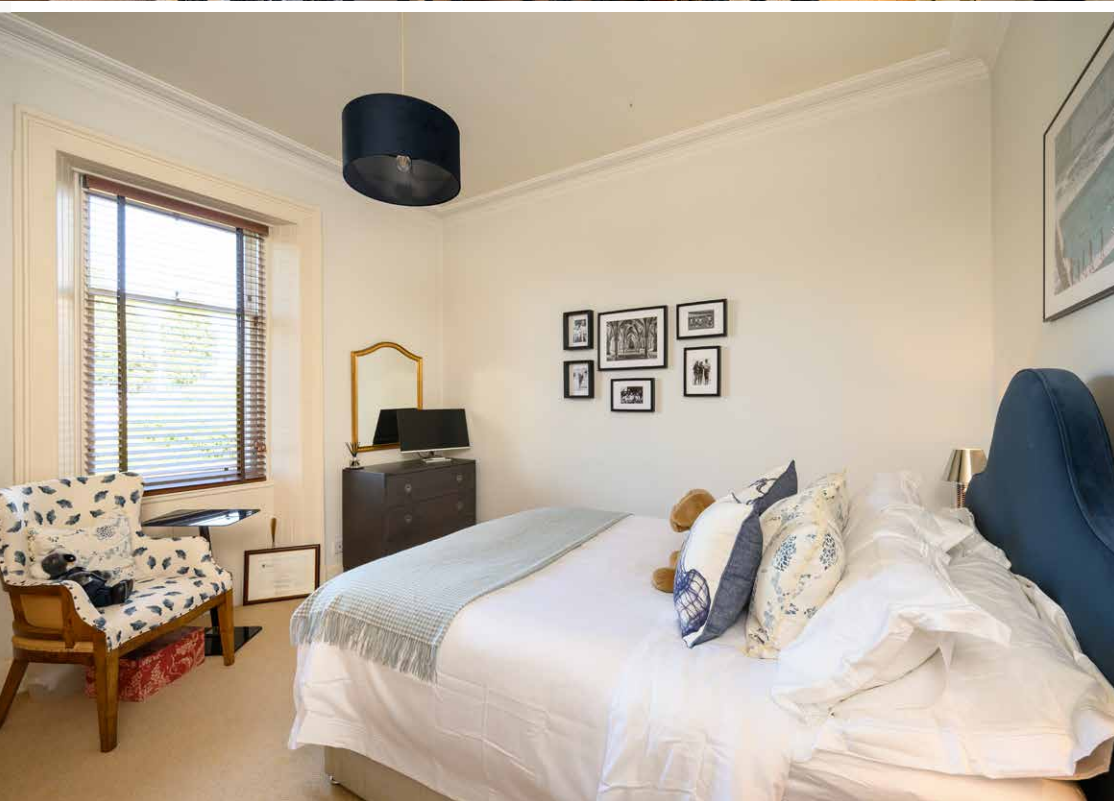
The kitchen/breakfast room is ideal for sociable, day-to-day living, with ample room for both a full dining suite and occasional lounge or study furniture. It is appointed with a generous array of country style wall and floor units, accented by wood effect worksurfaces and oak style laminate flooring, as well as a tiled splashback. It is also well-equipped with appliances including: a Bosch oven and oven/grill; a Zanussi gas hob set beneath an extractor hood; and a Miele dishwasher. There is ample room for a full-height fridge/freezer and further storage is provided by a run of inbuilt floor-to-ceiling cupboards. The utility room is practically positioned off the kitchen and, as well as providing room for white goods, houses the boiler and the hot water tank.

The rear porch serves as a practical every day or informal entrance into the house from the driveway/courtyard to the North and has a set of double doors opening into the kitchen.

A traditional cloakroom completes the ground floor accommodation and is very neatly presented with timber panelling to dado height, limestone effect ceramic floor tiling, and feature wallpaper. It has been appointed with a WC and a wash hand basin, as well as a series of fitted cupboards providing copious storage.

On the first floor, the staircase rises to a beautiful landing, set beneath a stained glass cupola – a stunning installation which floods the stairwell with natural light and has also been fitted with accent lighting, to create ambience after dark.





The principal bedroom is sumptuously proportioned and has a tall South-facing window, framing an elevated outlook over the garden and into the facing tree canopy. It is appointed with timeless fitted wardrobes and has a press cupboard providing further hanging storage. The second, similarly large double bedroom also provides excellent inbuilt storage, with a run of four double wardrobes stretching across one wall. There are three further well-proportioned double bedrooms on the first floor, one of which is currently utilised as home office and is fitted with classic library shelving and inbuilt cabinets.

The luxurious family bathroom features a deluxe, double bath with a shower attachment, in addition to a rainfall shower set in a large enclosure, complete with a second handheld showerhead. It also has a contemporary wash hand basin with a swan neck mixer tap, a WC, and a heated towel rail and has been finished with a combination of classic wall tiling, statement wallpaper, and stylish timber style laminate flooring.

The separate shower room is attractively appointed with limestone style ceramic floor and wall tiling and has a corner shower cubicle with fixed and handheld attachments, a WC, a heated towel rail, and a wash hand basin set beneath a mirrored wall-mounted vanity unit.

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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 PH2 6QX

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, Gas and Drainage.

Council Tax

Band – G

EPC Rating

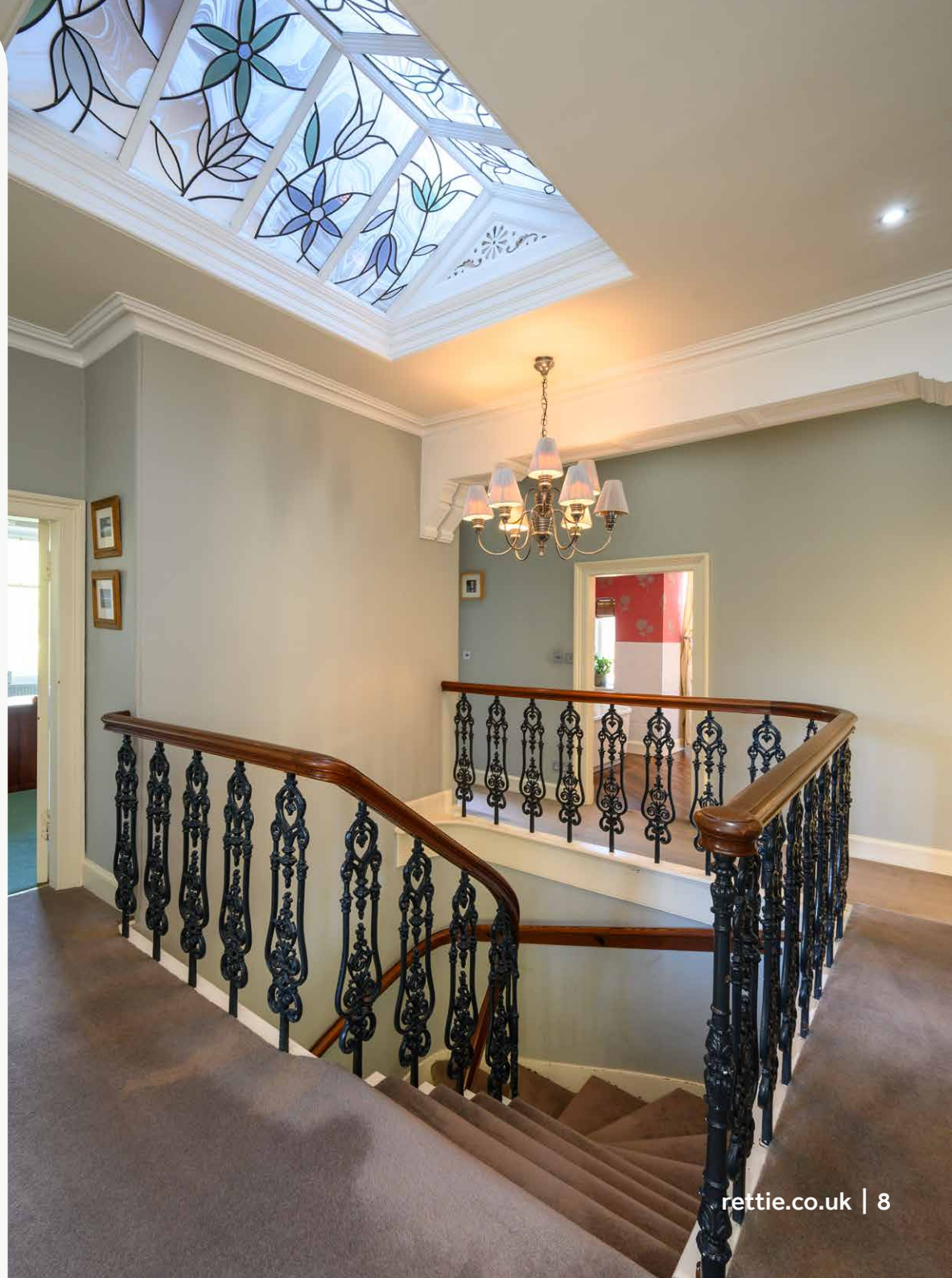
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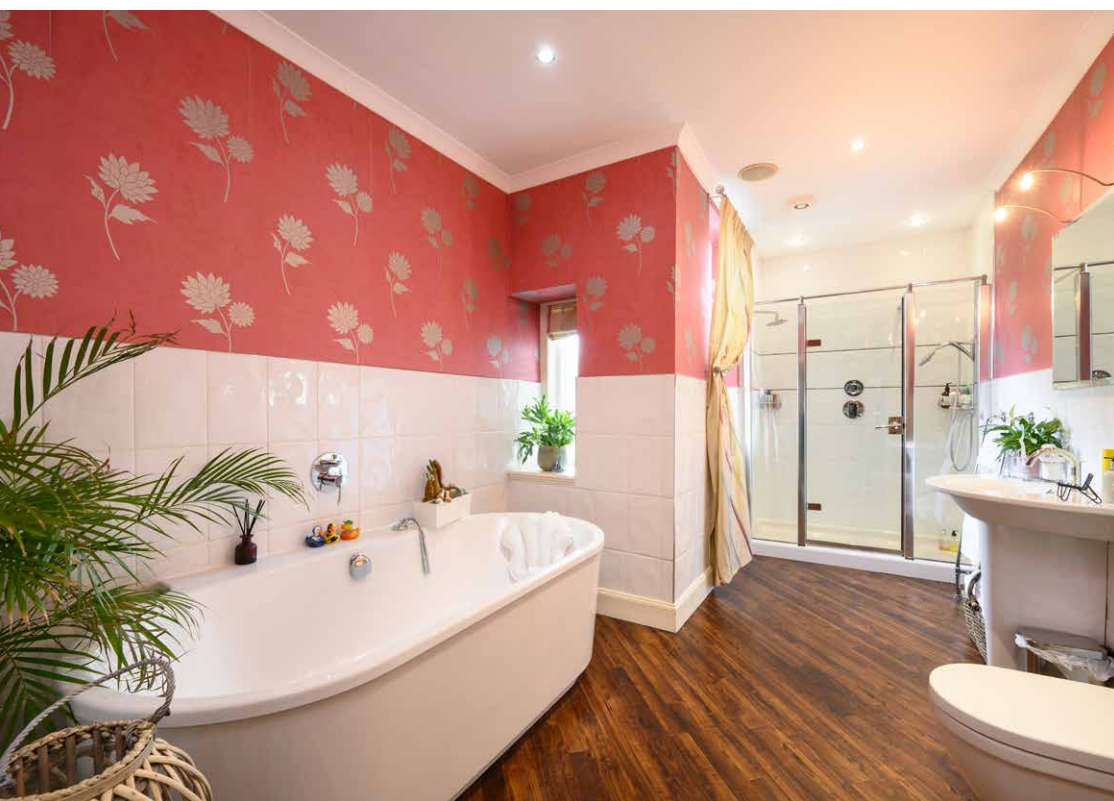
Home Report

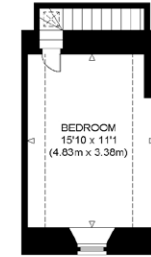
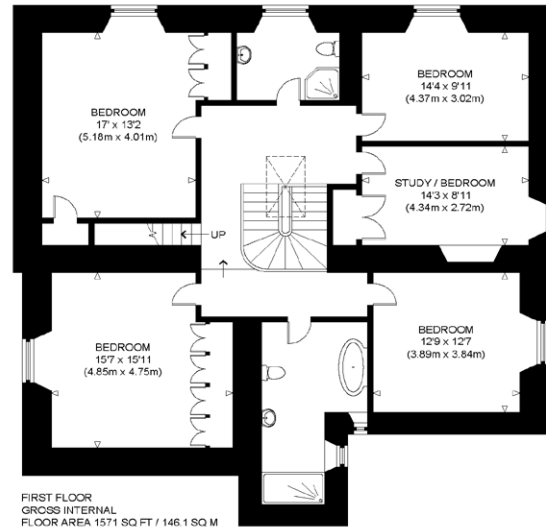
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy.

Offers

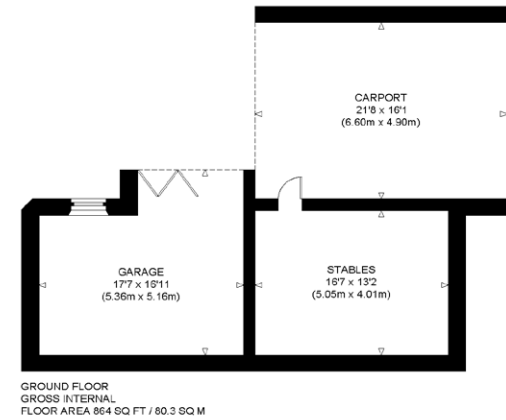
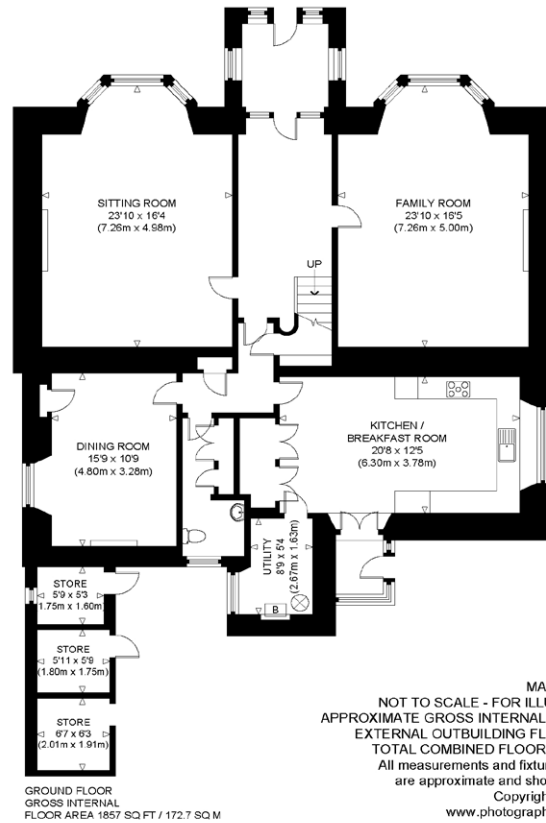
Offers should be submitted in Scottish Legal Form to the selling agents Rettie Town & Country at 11 Wemyss Place, Edinburgh, EH3 6DH.







SECOND FLOOR
 GROSS INTERNAL
 FLOOR AREA 213 SQ FT / 19.8 SQ M



MAYBANK
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 3641 SQ FT / 338.6 SQ M
 EXTERNAL OUTBUILDING FLOOR AREA 864 SQ FT / 80.3 SQ M
 TOTAL COMBINED FLOOR AREA 4505 SQ FT / 418.9 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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mail@rettie.co.uk

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.

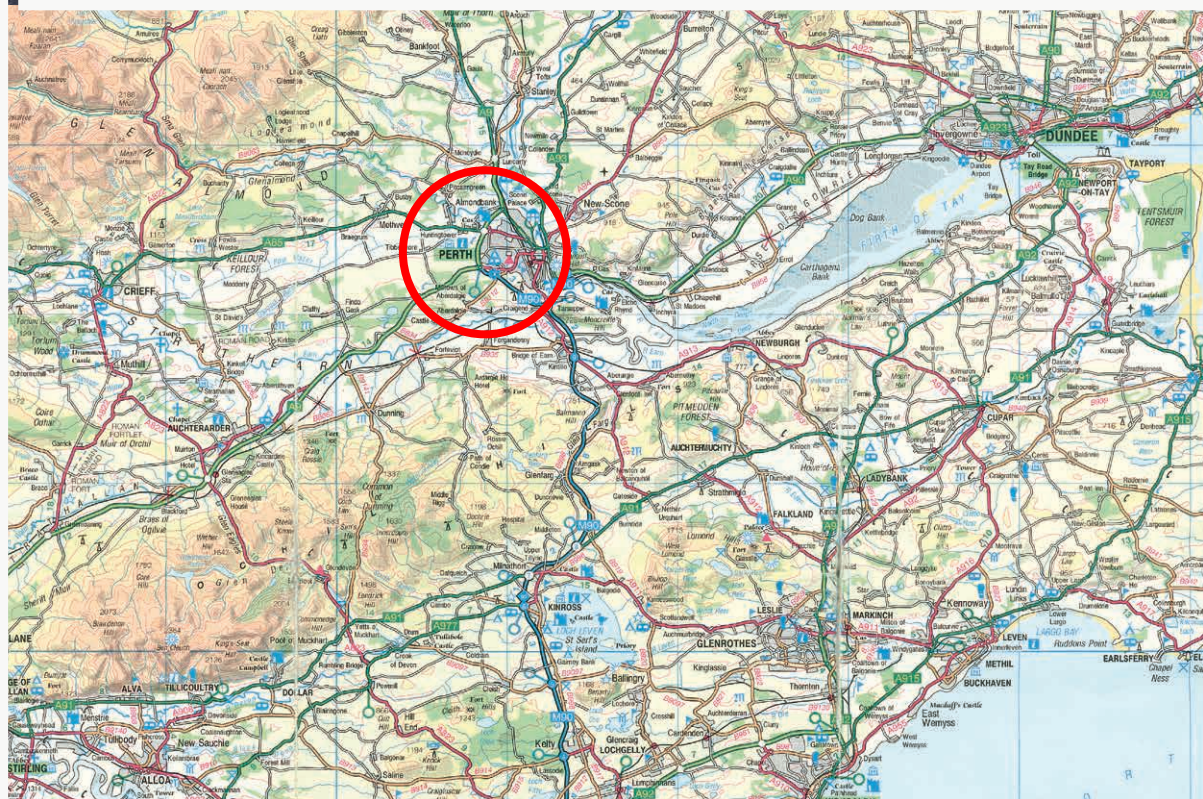
Misrepresentations

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.







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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