



RIVER LODGE

Almondbank, Perth, Perth And Kinross, PH1 3NW



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A uniquely charming, detached lodge offering stylish and spacious accommodation with wonderful views overlooking the River Almond and located a short distance from the vibrant city of Perth.

The property owns a section of the river with fishing rights.

Summary of Accommodation:

Ground Floor: Sitting Room, Living/Dining Room open to Kitchen, Double Bedroom, Shower Room.

First Floor: Double Bedroom with WC.

Exterior: Private garden with a range of mature trees, shrubs and bushes. Decked terraces.

Cellar with electric light and power providing useful storage space. Two garden sheds. Summer House.

Private parking.



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SITUATION

River Lodge sits alongside the River Almond and is situated in the delightful village of Almondbank, approximately 4 miles north-west of Perth. Perth is around 21 miles from Dundee, 37 miles of Stirling and around 44 miles of Edinburgh. The village has a local shop and a local primary school.

Perth is a vibrant city with a comprehensive range of shops, professional services, bars and restaurants, as well as art galleries, a theatre, a concert hall, a cinema, an ice rink and a swimming pool. The surrounding countryside hosts an abundance of leisure pursuits and attractions, including hill walking and mountain biking in the hills and glens, shooting and stalking on local estates and fishing on the River Earn and Tay. There is national hunt racing at Scone Palace, which also hosts the Game Conservancy's Scottish Fair, and a choice of local golf courses, including the North Inch Golf Course (one of the oldest in Scotland), Craigie Hill, Murrayshall and a championship course at Rosemount in Blairgowrie. The prestigious facilities of the internationally renowned Gleneagles Hotel are approximately 20 miles away, which includes three golf courses, the country club, a shooting school and restaurants.

There is secondary schooling available in Perth and a wealth of independent schools within Perthshire, including Craigclowan Preparatory School in Perth, Ardvreck and Morrisons Academy in Crieff, as well as Strathallan School, Glenalmond College and Kilgraston School for Girls.

The property is well positioned for convenient access to Scotland's arterial transport networks. From Perth the M90 provides motorway access south towards Edinburgh and the A9 continues west towards Stirling, feeding into the motorway network towards Glasgow. The A90 links Perth to Aberdeen and Dundee where there is an airport with regular flights to London. Edinburgh airport can be reached from Perth in approximately an hour, in normal traffic, and provides both international and domestic connections. There is a railway station in Perth with services to Edinburgh, Glasgow, Dundee, Aberdeen and Inverness.

GENERAL DESCRIPTION

River Lodge was originally a Victorian Gate Lodge that has been sympathetically renovated and extended over the passage of time, to provide comfortable and tastefully presented modern living accommodation set in a peaceful and tranquil setting. The property has commanding views over the River Almond and owns a section of the river, benefiting from fishing rights. The accommodation is set over two levels, which can be summarised as follows.



Accessed off main street, a private driveway provides approach to the house. The main entrance into the house is via a solid door with external lantern light above that opens into the Entrance Hallway which is flooded with natural light via two glazed windows. From the hall a door opens to the Sitting Room which is a welcoming space and generously proportioned with ceiling spotlights. The traditional fireplace with decorative timber mantel provides a heartening focal point. A sliding door provides access to the Utility Room with ample storage and worktop incorporating a stainless-steel sink and drainer.

From the sitting room steps lead down to the Living/Dining Room open plan to the Kitchen which is the heart of the house; an exceptional reception room which features a double-height vaulted ceiling, enhancing the impression of space. Natural light emanates via the patio doors and large glazed windows. The patio doors provide access to two separate balconies' providing a charming outlook over the garden and river beyond. The kitchen has been fitted with a generous array of kitchen units providing ample storage with worksurfaces. The units incorporate a Lamona induction hob with extractor fan above, integrated oven and grill, Lamona dishwasher, Lamona fridge and separate freezer and stainless-steel sink and drainer. The kitchen benefits from ceiling spotlights and large Velux window.

Further down the hall is Double Bedroom 1 which benefits from a dual aspect view. Completing the ground floor accommodation is the Shower Room with walk-in shower cabinet, WC, wash hand basin with storage drawers below and vanity mirror above, wall mounted towel rail and separate towel hook.

Stairs rise to the First Floor which provides access to Double Bedroom 2 (restricted ceiling height) with built in wardrobes and WC with wash hand basin. There is a hatch door providing access to the loft space.

The accommodation is well-appointed throughout and clever use has been made of large windows, Velux windows and patio doors all maximising natural light and views overlooking the garden grounds and the River Almond. The accommodation is generous and thoughtfully laid out for both family living and entertaining.

Garden

The garden surrounds the house attractively sheltered by mature trees and burgeoning shrubbery, it is something of a protected haven providing a sense of privacy and seclusion. The garden has a variety of mature shrubs and bushes, which provide year-round colour and interest.



The garden offers different areas for seating to capture the sun and provide different aspects of the garden. The garden benefits from a decked terrace with a summer house which is ideal for al-fresco dining in the warmer months.

There are two garden sheds which provide useful storage space for garden machinery.

The property is bordered by the River Almond and owns a section of the river.

GENERAL REMARKS AND INFORMATION

Special Note

River Lodge has a right of access over the private driveway.

Viewing

Viewing is strictly by appointment through the Sole Selling Agents.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is PH1 3NW.

Fixtures and Fittings

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

Local Authority

Perth & Kinross Council, Pullar House, 35 Kinnoull Street, Perth PH1 5JD. Tel: 01738 475 000

Council Tax

Band D

EPC Rating

Band F

Services

Mains water and electricity. Private drainage. Oil fired central heating.

Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

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. The purchaser(s) will be held to satisfy themselves of the nature of all such servitude rights and others. All rights of wayleave, drainage and access in respect of any property retained by the seller will be reserved.





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 & Co 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, www.uklandandfarms.co.uk and www.thelondonoffice.co.uk.

In addition, our social media platforms are Facebook.com-RettieTownandCountry; 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 & Co, 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 he has not entered into contact in reliance on the said statements, that he has satisfied himself 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 mis-statement 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.

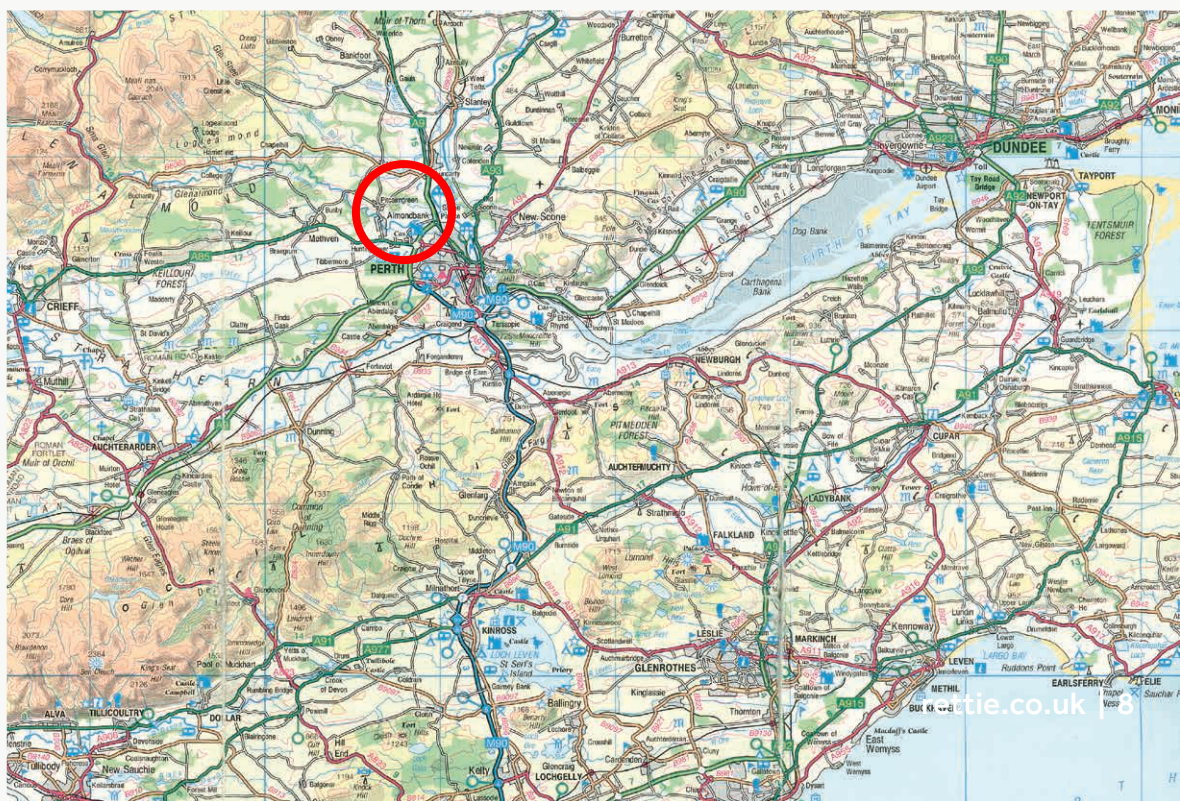
Important Notice

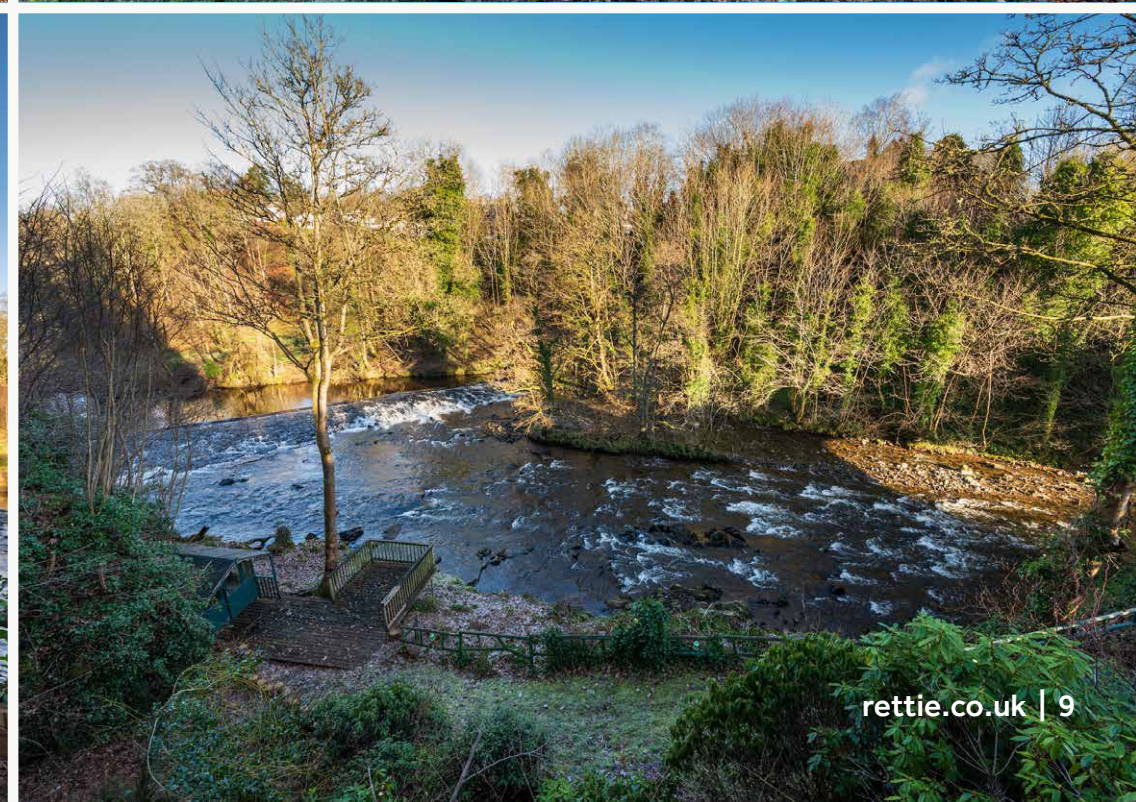
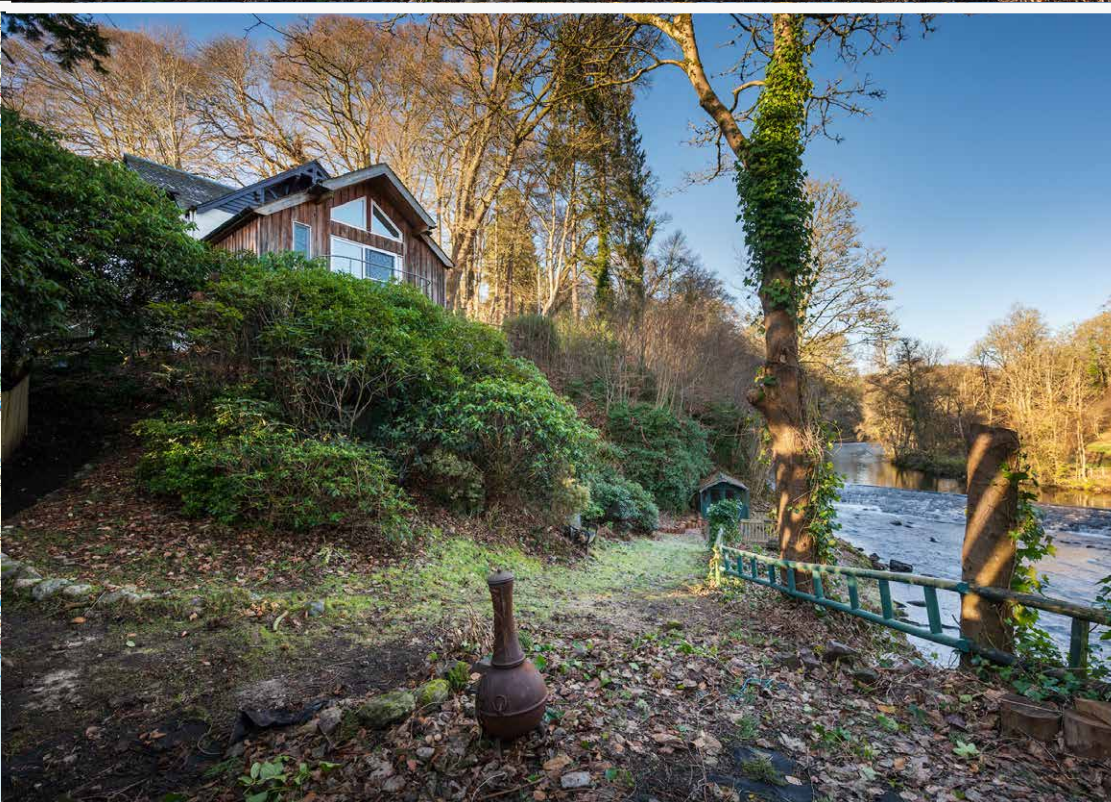
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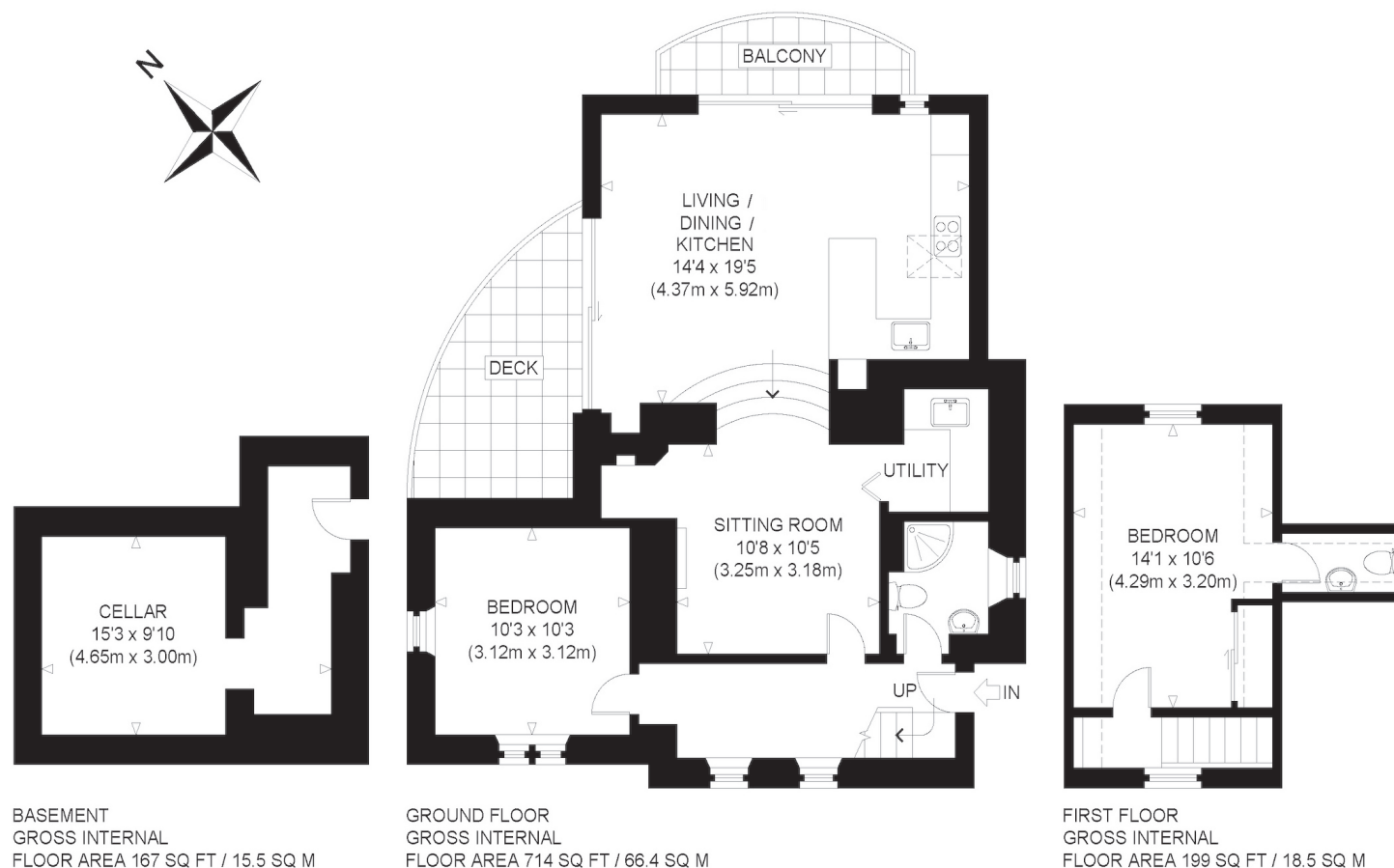
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party 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 endeavor 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.









RIVER LODGE

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1080 SQ FT / 100.4 SQ M
(INCLUDING AREAS OF RESTRICTED HEIGHT)

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

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RETTIE

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