



## PITLOWIE STEADING

*Glencarse, Perth, Perthshire, PH2 7NS*







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**Pitlowie Steading is a unique stone-built converted steading providing generously proportioned living accommodation over two floors, set within substantial garden grounds and with breathtaking views over the Carse of Gowrie.**

### Summary of Accommodation:

**Ground Floor:** Entrance Hall, Cloakroom, WC, Drawing Room, Family Room, Snug/Study, Dining Room, Utility Room, Kitchen, Garden Room.

**First Floor:** Principal Bedroom with en-suite Bathroom, Guest Bedroom with en-suite Shower Room, Four further Double Bedrooms, Family Bathroom.

**Exterior:** Established gardens of notable colour and diversity.

A substantial driveway encircles the property offering ample parking and turning area.

Detached Double Garage, incorporating a Workshop area, Gardner's WC, and EV charger.

Cellar. Kennel. Log Store.

Fantastic panoramic views over the surrounding countryside.

**For sale as a Whole.**









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### Situation

Pitlowie Steading sits in a private elevated position above Glendoick, conveniently located but distanced from the A90 Perth/Dundee road. There is easy and safe access to the A90 at the Glendoick interchange. The house stands in manicured garden grounds with stunning views over the Carse of Gowrie, the River Tay, and Fife beyond. The setting affords the house with a high degree of privacy, while offering all the benefits of community living - being within 9 miles of all of Perth's amenities. Perth serves a large rural hinterland and has an impressive array of Retail, Professional, Banking and Leisure services as well as a Railway Station.

Glendoick is around 15 miles from Dundee Railway Station and Airport, 46 miles from Edinburgh Waverley and Airport, and 28 miles from either St Andrews, Carnoustie or Gleneagles golf courses.

Dundee offers all the facilities you might come to expect from the fourth largest city in Scotland. There is a mainline railway station with services both North and South, including a sleeper. Dundee airport offers flights to London city. The A90 dual carriageway provides easy access to Aberdeen and Perth and on to Edinburgh and Glasgow. Dundee is an established centre of excellence in education and life sciences, and has renowned cultural facilities, including the V&A Museum.

The Firth of Tay offers opportunities for a range of watersports including Sailing, Kayaking, Paddle Boarding and Wind Surfing. The River Tay is one of Scotland's most famous salmon rivers and the Perthshire and Highland countryside is renowned for the outdoor recreational opportunities it affords. In addition to the Golf Courses around Perth there are also the famous Courses at Gleneagles Hotel as well as the Championship Links at St Andrews and Carnoustie.

The local area is well endowed with Private Schools including Strathallan at nearby Forgendenny, Craigclowan Preparatory School in Perth, Glenalmond College by Methven, Dollar Academy, St Leonards in St Andrews and Dundee High School.

### General Description

Pitlowie Steading is a bright and spacious converted steading, which has been diligently restored and renovated by the current owners to provide comfortable and tastefully presented modern living in a delightful setting. The building takes advantage of the splendid south-facing aspect and has generous well-proportioned accommodation that offers flexibility of use and a highly specified interior.





Located off the minor road, the house is accessed via a gated entrance. The driveway sweeps around the house and provides ample parking as well as access to the detached double garage. From the driveway a paved area provides access to the main entrance, a part glazed door framed by glazed panels that opens into the Entrance Hall.

Off the Entrance Hall, double doors open into the Drawing Room which is sumptuously proportioned. This is an exceptional reception room with decorative cornicing and feature drop lights. The room is flooded with natural light via a series of four arched windows providing a wonderful outlook over the front garden, the ha-ha wall, and the countryside beyond. The fireplace with an ornate timber mantle provides a focal point.

The adjoining Family Room with traditional cornicing is generously proportioned and provides an ideal space to relax and unwind in front of the wood burning stove with feature stone wall behind. Patio doors provide access to the front of the house. Stairs rise to the Snug/Study with feature drop lights and benefits from a dual aspect view overlooking the fantastic garden grounds. Patio doors open to the rear garden and patio area.

From the Entrance Hall, stairs rise to the Dining Room which is handsomely proportioned with attractive cornicing and lends itself to opulent formal entertaining. Natural light emanates from a series of glazed panels and windows, which provides an attractive outlook over the garden grounds. A notable feature of this room is the wood burning stove.

Neighbouring the Dining Room is the Utility Room with ceiling spotlights, coat hooks and worktop with integrated floor and wall mounted storage cupboards. There is an integrated stainless-steel sink and drainer and a cupboard housing the twin Worcester boilers and water tank. A part glazed door opens to the patio area.









Adjacent is the Murray and Murray Farmhouse Kitchen finished in pippy oak. The kitchen has been fitted with a generous array of kitchen units providing ample storage with granite worksurfaces. The units incorporate a 4-oven LPG-fired Aga, ceramic hob, French Farmhouse sink, with integrated Siemens fridge, freezer and dishwasher. The Kitchen has been thoughtfully configured to align with modern lifestyle trends and incorporates a Dining area which allows for sociable and relaxed family living, in addition to the Dining Room which is ideal for entertaining larger parties when occasion demands.

Accessed from the kitchen is the contemporary Garden Room, which is a superb feature of the house. The Garden Room is fully glazed providing a wonderful outlook over the garden grounds and sliding doors open to the garden and patio area. There is an electric canopy and heaters.

Completing the Ground Floor accommodation is the understairs Cloakroom and the W/C with integrated wash hand basin with vanity mirror with light above and towel hook.

The ground floor accommodation is ideal for entertaining with 4 flexible reception rooms alongside the Kitchen and the stylish Garden Room.

From the Dining Room, a staircase rises to the first floor, giving access to the Principal Bedroom Suite, Family Bathroom and two Double Bedrooms. The bedroom benefits from three integrated wardrobes and ceiling spotlights. The adjoining en-suite Bathroom has a bath with separate shower attachment, walk-in shower cabinet, WC, bidet, wash hand basin with storage drawers below and vanity mirror above, mirrored wall mounted storage cabinet and a wall mounted towel rail.

Along the corridor are two further Double Bedrooms both with integrated wardrobes and the dual aspect Family Bathroom with a Jacuzzi bath, walk-in shower cabinet, wash hand basin with vanity mirror above, bidet, WC, towel hook and wall mounted towel rail.

From the Dining Room a separate staircase rises to the upper first-floor landing with dual Velux windows, giving access to the Guest Bedroom with en-suite Shower Room and two further Double Bedrooms. The Guest Room has two integrated wardrobes and ceiling spotlights. The en-suite with Velux window has a walk-in shower cabinet with steam facility, wash hand basin with vanity mirror and light above, WC, bidet, wall mounted towel rail and a towel hook.

Double Bedroom 5 has two integrated wardrobes and ceiling spotlights. Double Bedroom 6 has two storage cupboards and a hatch providing access to the loft space. Completing the first-floor accommodation is a storage cupboard.

Pitlowie Steading extends to about 5318 Sq Ft. The accommodation is spacious and 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 surrounding countryside.

The property has a number of delightful features including arched windows, decorative corning, fireplaces, wood burning stoves and a stylish garden room. The accommodation is generous and thoughtfully laid out for both family living and entertaining.

#### **GARDEN**

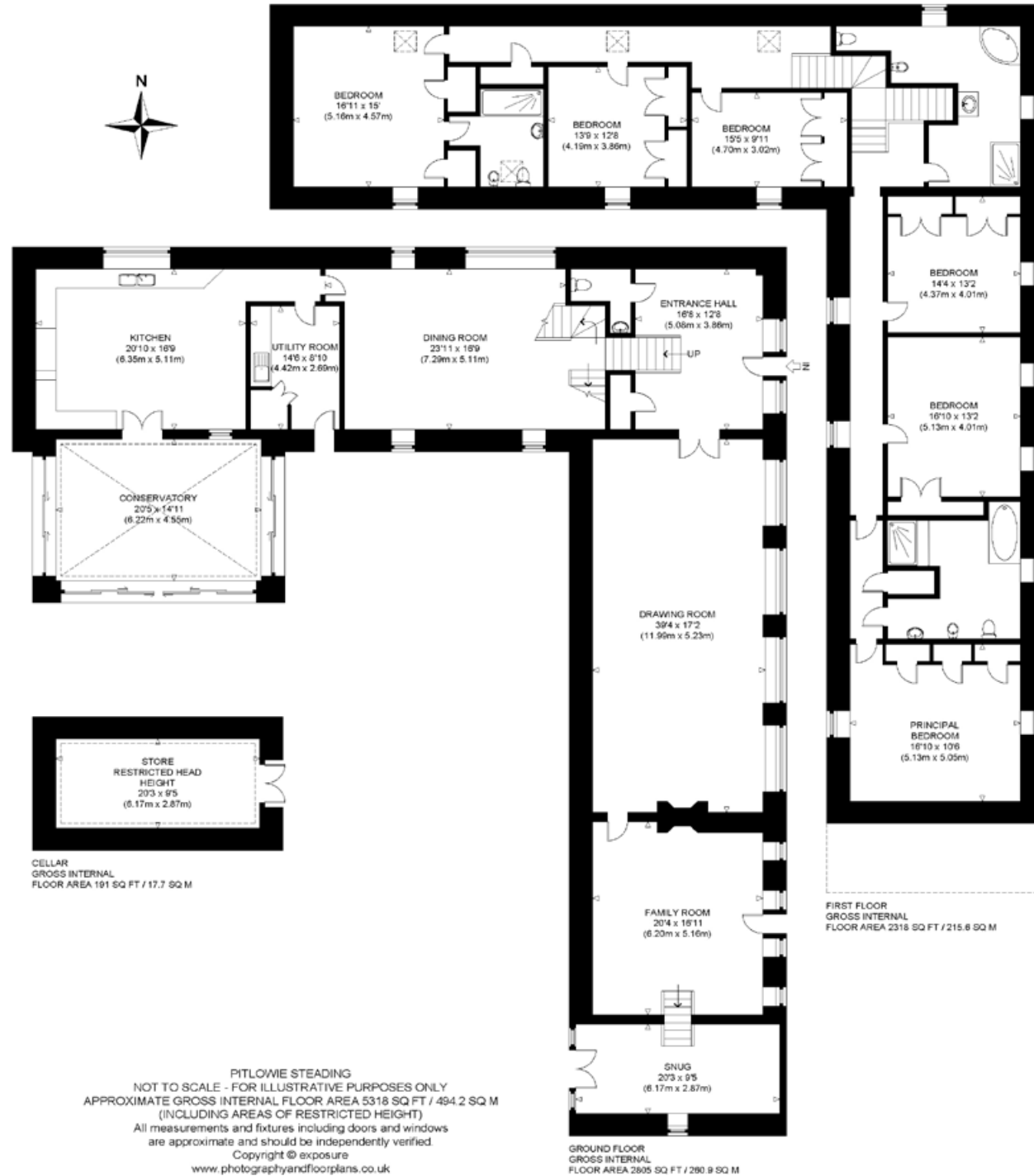
The garden is a particular asset of the property. Sheltered by mature trees and established herbaceous borders, it is something of a protected haven providing a sense of privacy and seclusion.











**RETTIE**

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The garden at Pitlowie Steading is exquisite and real care and attention has been paid over the past 22 years of ownership. The house is positioned within substantial garden grounds which are well established with an array of specimen trees and mature shrubs with generous areas of lawn. There are meandering paths and walkways running amongst established borders and beds with numerous spring bulbs, which provide year-round colour and interest.

There is a substantial patio area to the rear of the house which is an ideal entertaining space in the warmer months. The garden benefits from ornamental trees, raised beds, a log store and a kennel.

There is a detached double garage with electric light and power as well as external water taps. The garage benefits from a separate WC with worktop, integrated storage units and sink with drainer. The garage has been built to a high standard with electric up and over doors and an Easee EV charging point.

The property benefits from far-reaching views over the surrounding countryside and beyond to the River Tay.

#### GENERAL REMARKS AND INFORMATION

The property benefits from external Swann security cameras and a NIR internal alarm system.

#### Viewing

Viewing is strictly by appointment with the Selling Agents.

#### Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is PH2 7NS

#### Fixtures and Fittings

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

#### Classifications

Council Tax - Band H  
EPC Rating - Band

#### Tenure

Freehold

#### Services

Mains electricity. Mains water by Pump. LPG fired central Heating. Drainage to a private septic tank.

Solar Panels with Solar Boost augmenting hot water via the immersion heater.

#### Offers

Offers should be submitted in Scottish Legal Form to the joint sole selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6HA. 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.





### Internet Websites

Properties and other properties offered by Rettie & Co can be viewed on our website at [www.rettie.co.uk](http://www.rettie.co.uk) as well as our affiliated websites at [www.rightmove.co.uk](http://www.rightmove.co.uk), and [www.thelondonoffice.co.uk](http://www.thelondonoffice.co.uk)

### 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.

### Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available on request.

### 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 agents, 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 contract 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

Rettie & Co 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 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 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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