



5 THE OAKS

Moneydie, Luncarty, Perth, PH1 3HA



5 THE OAKS

Moneydie, Luncarty, Perth, PH1 3HA

An exceptional modern family home with bright, generously proportioned accommodation set within an exclusive development in a rural setting, with generous garden ground and within easy reach of Scotland's arterial road network.

Summary of Accommodation:

Ground Floor: Entrance Vestibule, Entrance Hall, Sitting Room open plan to Dining area, Kitchen, Utility Room, Double Bedroom 1 with en-suite Shower Room/Family Room, WC.

First Floor: Principal Bedroom with en-suite Shower Room, Double Bedroom 3, Bedroom 4/Study, Bathroom.

Exterior: Established gardens of notable colour and diversity. Substantial decked terrace with sauna and jacuzzi.

Large gravel driveway providing ample parking.

Detached Double Garage. Log Store. Garden Sheds. Greenhouse. Dog Kennel.

Paddock approx. 0.75 acres
Approx. 2 acres (0.80 Ha) in total.



5 THE OAKS

Moneydie, Luncarty, Perth, PH1 3HA

 2  3/4  3

Situation

5 The Oaks lies on the edge of the rural hamlet of Moneydie, amidst the undulating Perthshire countryside, some 7 miles to the North West of Perth. Nearby, the local village of Luncarty serves the surrounding rural hinterland with a range of amenities including a shop and a 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 Resort are approximately 20 miles away, which include three golf courses, the country club, equestrian centre, shooting school and restaurants.

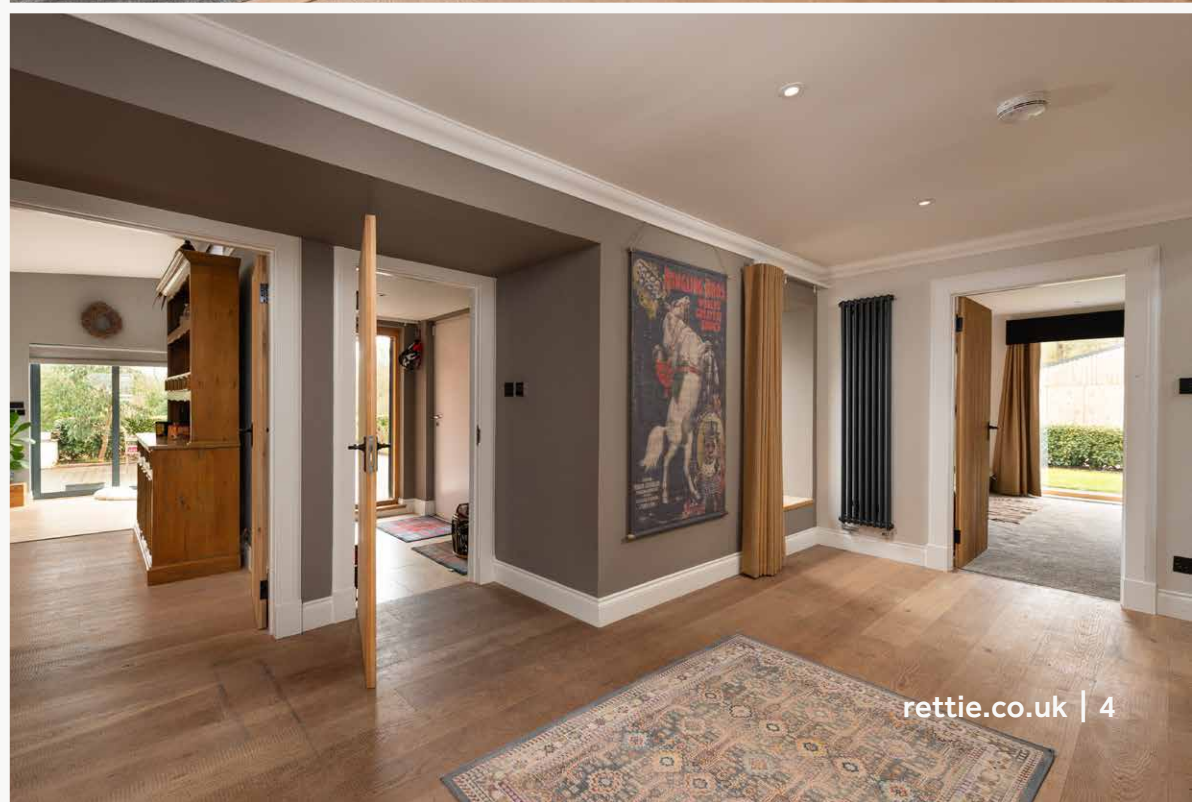
There is secondary schooling available in Perth and a wealth of independent schools within Perthshire, including Craigclowan Preparatory School in Perth, Ardvreck and Morrison's Academy in Crieff, as well as Strathallan School and Glenalmond College.

The property is well-positioned for convenient access to Scotland's arterial transport networks, lying circa 2 miles from the A9. 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 Dundee, where there is an airport with regular flights to London. Edinburgh Airport can be reached from Kinvaid House within an hour's drive, 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

5 The Oaks sits within a private development of 5 similar styled homes, situated in a private close giving access to 5 properties. Accessed via a gated driveway, common landscaped grounds provide a secluded environment to enjoy the country environment. The house provides comfortable, modern living accommodation that offers flexibility of use and a highly specified interior.

An electric sliding gate opens to a substantial gravel driveway which offers ample car parking and provides an approach to the detached double garage. A pathway leads to the main and functional entrance into the house, where a solid door opens into the Entrance Vestibule/Cloakroom with integrated shelving unit, coat hooks and a large picture window. An inner door opens to the Entrance Hall which is a welcoming space.



Accessed off the hall, double doors open into the Sitting Room, open plan to the Dining area which is the heart of the house; an exceptional reception room flooded with natural light via a series of windows, roof lights and patio doors with electric blinds. The room benefits from 3 wall mounted radiators and the log burner with stone surround provides a heartening focal point. The dining area is generous in size with an exposed stone wall and there is an opening to the kitchen.

Adjacent is the Kitchen which has an extensive range of kitchen units with work surfaces. The units incorporate a Siemens double oven, grill and coffee machine, Siemens fridge and separate freezer, with integrated wine cooler, pull out larder and sink with draining area. The kitchen benefits from an island with storage units, integrated Siemens induction hob and a breakfast bar. An inner door opens to the Utility Room which integrated storage units, coat hooks and a door providing access to the side of the house.

Accessed off the entrance hall is Double Bedroom 1 with en-suite Shower Room. The bedroom is generously proportioned and benefits from a dual aspect. The en-suite Shower Room has a walk-in shower cabinet, wash hand basin with shelving below and vanity mirror above, WC, heated wall mounted towel rail and ceiling spotlights.

Completing the ground floor accommodation is an understairs cupboard housing the home security system and a WC with integrated wash hand basin with walnut unit, large mirror above and storage below. There is a heated wall mounted towel rail and ceiling spotlights. The WC benefits from underfloor heating.

From the Entrance Hall a staircase rises to the First Floor landing which gives access to the bathroom and bedroom accommodation. Natural light emanates from the large Velux windows with dual windows below.

The Principal Bedroom is sumptuously proportioned with double aspect and is well appointed with a built-in wardrobe providing useful storage. The en-suite Shower Room comprises a walk-in shower cabinet, WC, wash hand basin with integrated shelving below and vanity mirror with strobe lighting above and a wall mounted heated towel rail.

Accessed off the landing is Double Bedroom 3 with ceiling spotlights which is exceptionally well proportioned with dual aspect and integrated wardrobes. Bedroom 4 has a large Velux window with a picture window below which could be utilised as a study or a playroom.

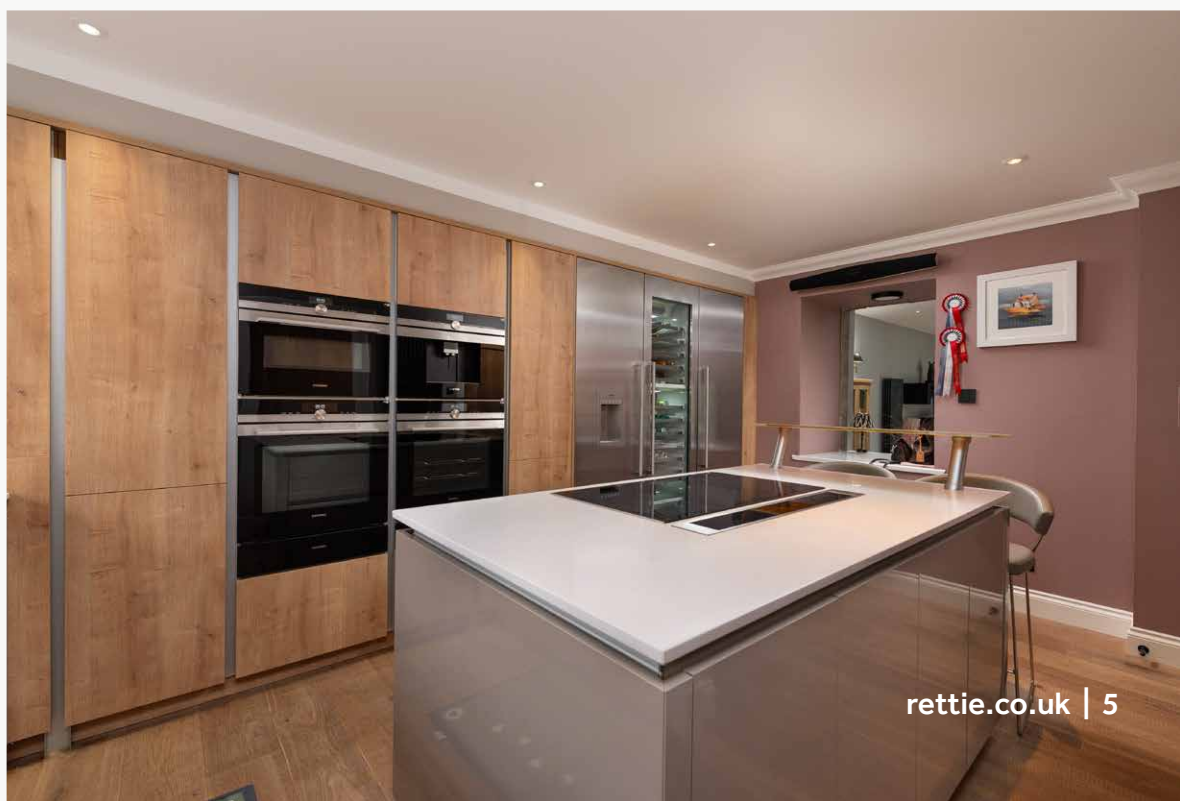
Completing the first floor accommodation is the Bathroom with large roof light, bath unit with handheld shower attachment, wash hand basin with integrated drawers below, heated wall mounted towel rail, and WC. The bathroom benefits from feature drop lights and an integrated vanity area.

5 The Oaks extends to about 2,206 sq ft (204.94 sq.m). The accommodation is spacious and well-appointed throughout, and clever use has been made of large windows, roof lights, Velux windows and patio doors all maximising natural light and views overlooking the charming garden grounds and the surrounding countryside. The accommodation is generous and thoughtfully laid out for both with family living and entertaining.

GARDEN

The house stands within a plot befitting of its stature and features a beautiful garden, with areas of lawn and an enclosed paddock. Sheltered by mature trees and burgeoning shrubbery, it is something of a protected haven providing a sense of privacy and seclusion.

There is a substantial decked terrace with a sauna and jacuzzi which provides an ideal space for outside entertaining in the warmer months.





Stone steps lead to the enclosed paddock which is bounded by a timber and wire fence and is fringed by the Shochie burn.

The garden benefits from a kitchen garden, greenhouse and a garden sheds providing ample storage space for garden machinery.

The driveway provides an approach to the double garage with double doors and electric light and power. There is a log store to the rear of the garage.

GENERAL REMARKS AND INFORMATION

Note: 5 The Oaks owns a section of the Shochie burn.

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 PH1 3HA.

Fixtures and Fittings

Furniture may be made available by separate negotiation.

Classifications

Council Tax - Band G
EPC Rating - Band C

Tenure

Freehold

Services

Mains electricity. Private water supply (water is from a shared private supply serving the development) private drainage and oil fired central heating.

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 as well as our affiliated websites at www.rightmove.co.uk, and 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.

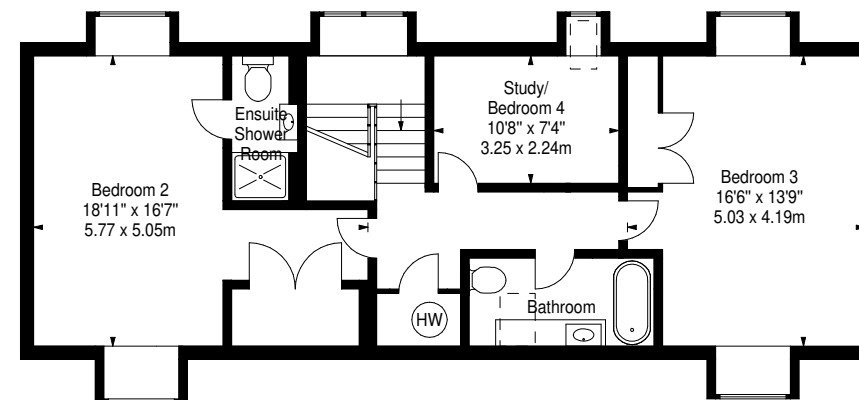
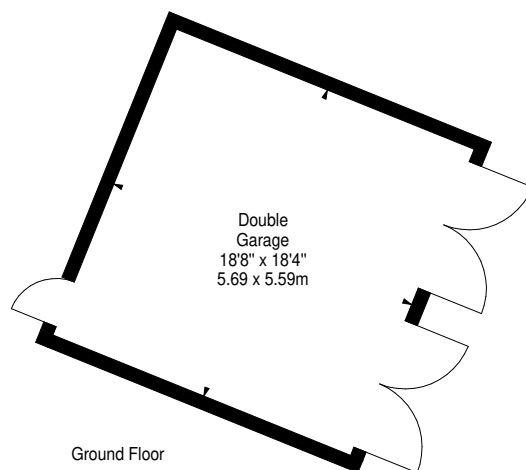
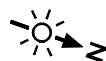
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in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



**The Oaks,
Moneydie,
Luncarty,
Perth,
Perth and Kinross, PH1 3HA**



Approx. Gross Internal Area
2206 Sq Ft - 204.94 Sq M
Garage
Approx. Gross Internal Area
342 Sq Ft - 31.77 Sq M
For identification only. Not to scale.
© SquareFoot 2025



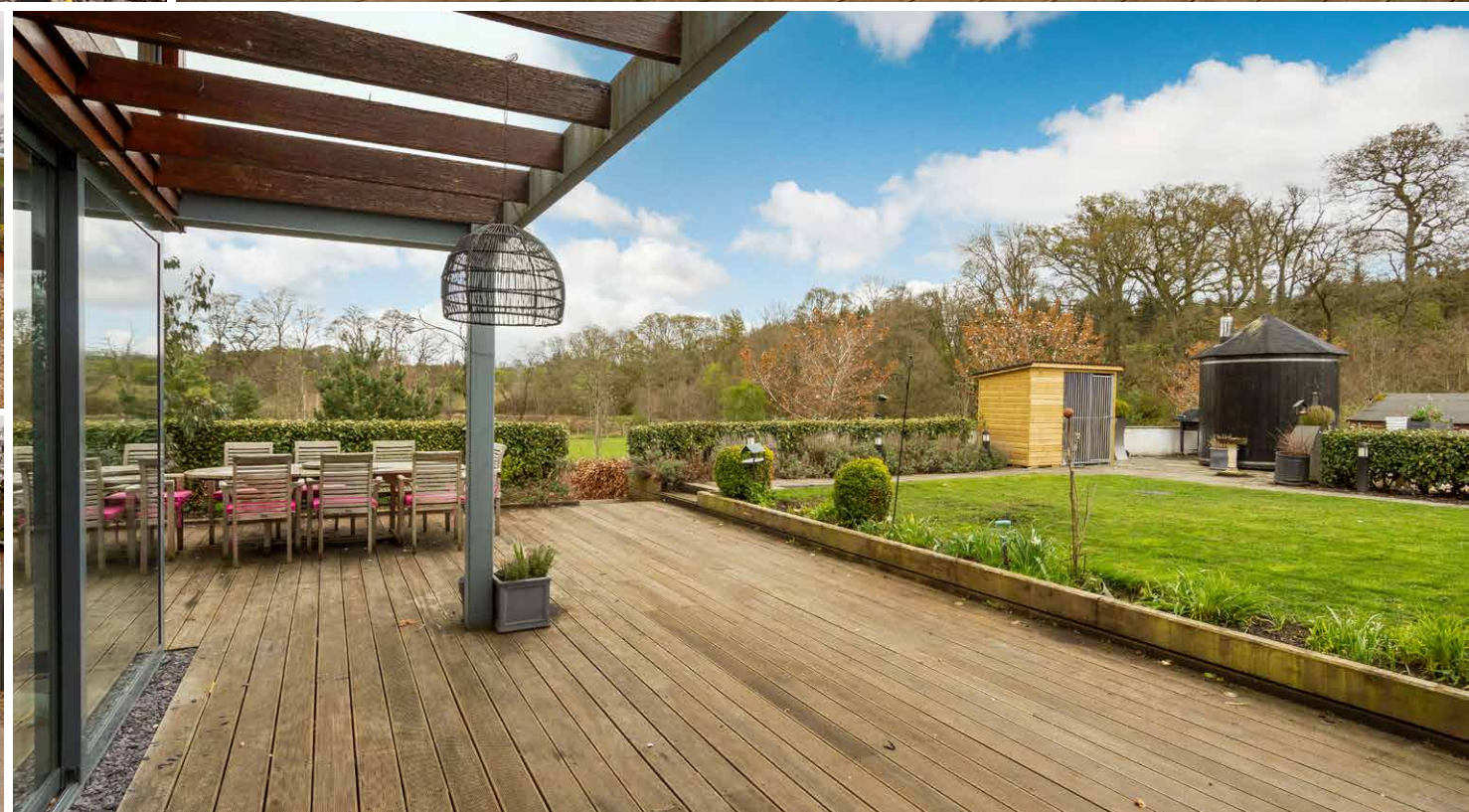
First Floor



Ground Floor

RETTIE

0131 624 4183
mail@rettie.co.uk
11 Wemyss Place
Edinburgh
EH3 6DH







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

📞 0131 624 4183
✉️ mail@rettie.co.uk
🏠 11 Wemyss Place
Edinburgh
EH3 6DH

