



## PLANE CASTLE

*by Bannockburn, Stirling, FK2 8SF*



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Presenting a rare opportunity to acquire a piece of Scotland's Late Medieval and Renaissance history, Plane Castle is a faithfully restored 16th-century manor house and 14th-century tower, wherein a wealth of atmospheric accommodation allows for most comfortable modern living, in a dramatic period setting.

*Showcasing astounding far-reaching views over the Carse of Stirling, the remarkable property stands in a scenic and historically significant seam of undulating countryside - some six miles to the South East of Stirling's ancient city centre, and a short distance from the site of the Battle of Bannockburn.*

*It stands proudly within its own established garden grounds of approx. 1.51 acres and is accompanied by a charming, three-bedroom lodge; 'Guards Cottage'.*

*Once coveted for its strategic position in Central Scotland, the area has a prominent place in the cultural and political history of the nation and its near equidistance to the principal cities of Edinburgh and Glasgow, as well as its excellent connections into Scotland's arterial motorway and transport network, have cemented its popularity for generations.*





## Accommodation Summary

### Manor House

Entrance Hall, Dining Room, Kitchen/Breakfast Room, Sitting Room with Guard Room/Wine Cellar, and WC.

Great Hall, Pantry, and Store.

Principal Bedroom with en-suite Bathroom, second en-suite Double Bedroom, two further Double Bedrooms, Family Bathroom, and WC.

### Tower

Entrance Hall, Kitchen/Breakfast Room, and WC.  
Medieval Dining Hall.

Two Double Bedrooms and a Shower Room.

Third Floor Sitting Room with Elevated Views.

### Guards Cottage

Porch, Sitting Room, Dining Room, Kitchen/Breakfast Room, Study, Conservatory, Three Bedrooms, a Family Bathroom, and a Shower Room. Single Garage.

### Exterior

The verdant garden ground extends to approximately 1.51 acres and includes: spacious stretches of lawn, with ample room for garden sports; a small copse of woodland; a charming burn; and a sunken rose garden. The property is accessed via a stone pillared entrance, which leads into a cobblestone courtyard with car parking and turning space for multiple vehicles.

*Stirling 6 miles; Edinburgh Airport 27 miles; Glasgow City 29 miles; Kincardine Bridge 5 miles; Perth 37 miles. (All distances are approximate).*



Manor House



Manor House



Manor House



The Tower



The Tower

#### Historical Note

Plane Castle was the Baronial House of the Somervilles, Lords of Plane from 1428 to 1643 and is located six miles south of Stirling on the edge of the Bannockburn battlefield (Battle - 1314). King Robert the Bruce granted the Barony of Plane to John D'Erth of Airth on 25th June 1314. The Barony of Plane passed to Lady Elizabeth D'Erth, who married Thomas Somerville and they built the Tower in 1449 and the 5th Lord of Plane built the Manor House in 1528.

It is believed that Mary Queen of Scots visited Plane Castle, several times in 1566 and 1567 while going between Stirling and Falkirk after visiting her infant son James VI being held in Stirling Castle. In 1643 the 8th Lord of Plane who fell into debt sold the Castle and Barony. Plane became a farm and mill; which functioned until late 1800's the Tower and Manor House became ruins.

In 1746 while Bonnie Prince Charlie lay ill for three weeks in Bannockburn House, approximately 1.5 miles away, his Royal Guard was billeted at Plane Castle. In 1908 Sir David Menzies restored and occupied the Tower until the mid-1930s, after which it again fell into disrepair.

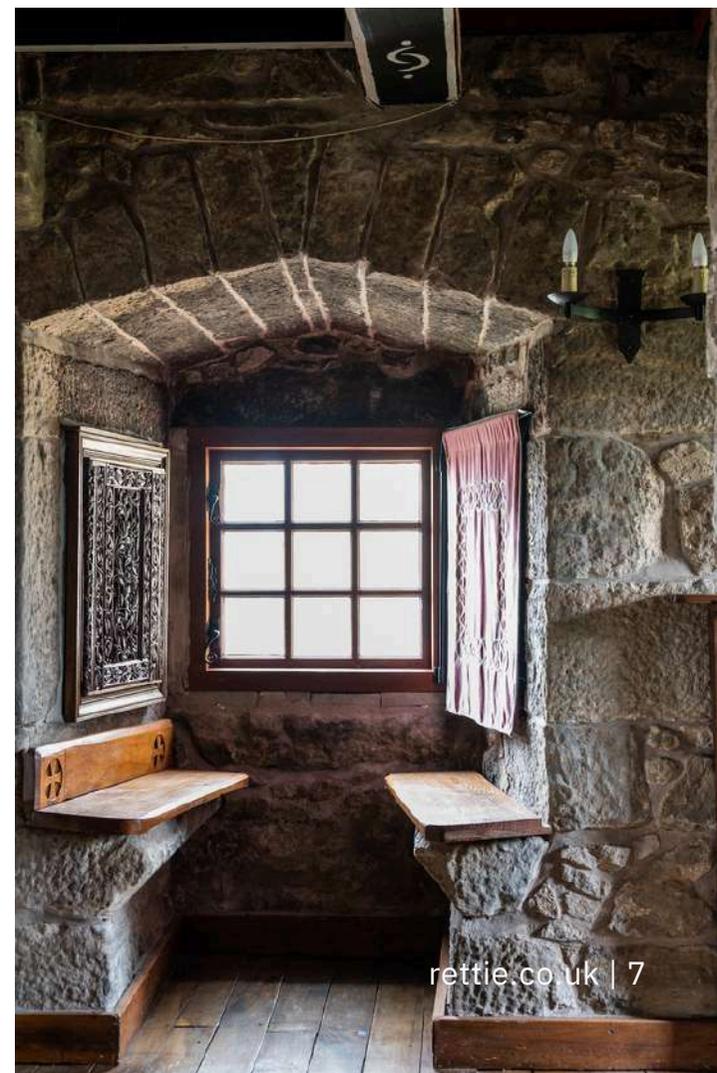
In 1991 John Patrick Wright and Family started the restoration programme, which was completed in 1997 with Manor House as a family home. Dutifully reclaimed by the present owners, to stand for centuries to come.

#### Situation

Plane Castle sits amidst the undulating open countryside, approximately six miles to the South East of the historic city of Stirling, in the heart of Scotland's Central Belt.

Nearby, Stirling boasts the generous array of amenities which you would expect from a city of its size, including restaurants, cafés, and bars, a range of professional and banking services, a shopping centre and retail parks, several supermarkets, and an abundance of leisure facilities. The area of Bannockburn, to the South of the city centre, is within a 4-mile drive of the property and hosts a local secondary school, while the small village of Cowie lies approximately a 3-mile drive away and hosts a primary school, as well as local convenience stores.

In addition to the local primary and secondary schools, Plane Castle is positioned within daily commuting distance to a range of Scotland's leading independent schools, including many of the private schools in Edinburgh and Glasgow, as well as Dollar Academy in neighbouring Clackmannanshire, which runs dedicated school bus services to Bannockburn, Larbert, and Stirling (at the date of publication).





The Tower



The Tower

In centuries long past, Stirling and its surroundings were revered for their strategic position at the very seam of the Scottish Highlands and Lowlands and, today, the area's popularity continues to be owed in a large part to its position in the heart of the Central Belt. This corridor of the country has endured lasting popularity with commuters to both Edinburgh and Glasgow, for its enviable communications and easy access into the main arterial motorway networks. The closest main line railway station to Plane Castle is Larbert, approximately four miles away, while Edinburgh and Glasgow Airports are both within an hour's drive, in normal traffic.

The appeal of the area is also rooted within the rich and diverse rural landscape which canvases much of Stirlingshire. There is a plethora of local walks, including many scenic routes through the Ochil Hills to the North, and there is reputable salmon and trout fishing on the River Teith.

The celebrated uplands of the Loch Lomond and the Trossachs National Park are reachable in around a half hour's drive of the property. Its great many lochs, including Loch Lomond itself, are renowned for their beauty and some for their water sports facilities – with sailing, windsurfing, water skiing, kayaking, and paddle boarding all on offer. For golf enthusiasts, the golfing opportunities in the local area include courses at Buchanan Castle, Stirling, Dunblane, and Balfron, while the internationally acclaimed Championship courses at The Gleneagles Hotel Resort are approximately a half hour's drive to the North.

#### General Description

Plane Castle comprises of three architecturally distinguished buildings, all set around a central cobblestone courtyard. Plane Tower dates back to circa 1449 and has good stone detailing with crenulations typical of Medieval Castles, while The Manor House dates back to around 1528 and is constructed of stone and brick under a pitched Ballachulish slate roof with crow stepped gables.

Designated under a Category B-Listing for their architectural and historic significance, the buildings were the subject of a remarkable restoration project in the 1990's, to offer over 5540 square feet of comfortable modern living accommodation, rich in period detail and charisma.

In recent decades, Plane Castle has been operated as an exclusive use venue – playing host to weddings, events, and parties of short stay residential guests. It has earned a reputation as a striking, destination venue.

Guards Cottage, the accompanying 3-bedroom lodge, offers all the accommodation expected of an independent dwelling house, with its own private garden and garaging. It has been let out by the current owners, to generate a worthwhile income, and lends itself to use as owners/caretaker facilities for Plane Castle.



## Plane Tower

Salvaged from a ruinous state, the statuesque, fortified tower rises to the North of the courtyard and its silhouette is a notable feature from the surrounding countryside. A variety of features, dutiful to the supposed design of the original castle, have been used to evince the authenticity of the restoration.

In the Dining Hall, the stone seats flanking the window, preserved in the tower's ruins, have been restored and fortify the authenticity of the room's replication. Elsewhere, vintage pieces have been sourced from salvage yards and foster great character.

Entrance Hall: Finished with farmhouse style tiling and featuring exposed stone walls and natural timber doors. An embrasure in the wall by the stairs, impresses the heritage of the building and shows off the depth of the original stone walls. Storage cupboard beneath the stairs and separate WC.

Kitchen/Dining Room. Large 'L' shaped room with casement windows, tiled flooring, Scots dresser, and Double Belfast sink. It is appointed with a Beko washing machine, a Bosch dishwasher and fridge/freezer, and an electric cooker with two ovens and a four-ring hob. There is ample room for a kitchen table, by a tripartite window, complete with a stone mullion, which overlooks the pretty cobblestone courtyard to the South. Large timber door leads out to cliff wall and postern gate. An architrave in the kitchen, above the door from the West, is thought to betray the original vaulting of the tower on this level.

A spiral staircase rises to the first floor. The walls of the stairwell are punctuated with a small aperture looking into the entrance hall and an internal window into the kitchen.

Medieval Dining Hall: A generously proportioned room with the original 15th century features, including carved stone fireplace, Garderobe chamber, and window seats. The ceiling is a piece of artwork in its own right, having been hand painted by renowned Scottish artist John Wetten Brown, and features Celtic designs depicting the story of the Castle's history including the Battle of Bannockburn. Accessed from this room is the Garderobe chamber, now used as a small pantry. Door to wood loggia / stair giving access through to the Manor.

The stone spiral stair rises to the second floor:

Bedroom (1): A double aspect room with timber beams, stone carvings and stone window seats.

Bedroom (2): A well-proportioned room with window seat and outlook over the surrounding countryside. Wash-hand-basin.

Shower Room: Large walk-in shower, wash hand basin with tiled splash back, tiled flooring. W.C in Garderobe chamber.

The spiral stair rises up to the third floor:

Landing: From the landing there is a ladder rising up to the roof.

Sitting Room: A well-proportioned 'L' shaped room with 17 windows, giving far-reaching near-360-degree panoramic views over the undulating countryside towards the distant hills. Centrally situated is the Jotul wood burning stove with stone hearth.

Pantry: Sink with double drainer.



The Tower



## Manor House

Commanding the west side of the courtyard, The Manor is accessed via an impressive arched entrance door.

Beyond the threshold, the hall provides access to the staircase and a series of stone vaulted rooms and has room for occasional furniture. It also leads to a separate ground floor WC.

Sitting Room (south vault): Stone vaulted roof with decorated timber beams and tiled flooring. Small window with outlook over the garden. There is access through to the Guard Chamber/Wine Cellar as well as a narrow "secret" staircase, which rises to the first floor.

Dining Room (middle vault): Stone-vaulted roof with small window, fitted mahogany sideboards, and tiled flooring.

Kitchen /Breakfast Room: Thought to have been the original Medieval kitchen, with the fireplace arch (with restricting height) lending definition between the kitchen and dining areas. A large room with ample space for dining, lending it to sociable modern living. The traditional wooden kitchen units are set beneath classic timber worksurfaces and include a peninsula unit. There is a Cookmaster electric range cooker with five hobs and a hotplate, two ovens and a grill, as well as a stainless steel extraction hood, a Delonghi microwave, and a Beko fridge and dishwasher. The neighbouring prep kitchen/utility room provides further space for white goods and culinary storage.

The main stair rises to the first floor where access is to:

Great Hall: An outstanding entertaining space, with ample room for lounge furniture, a full dining suite, and dancing. The central focal point is the inglenook style fireplace with its 9- foot stone mantelpiece with matching pillars, hearth and a large ornate cast iron grate. Large windows overlooking the gardens to the west and the courtyard to the east. The atmospheric hall is set beneath a ceiling with solid wood beams and is finished with characterful timber panelling, and solid Canadian Maple flooring. Hidden storage recesses behind the old oak shutters beside the windows. A door off the hall leads to a staircase rising to the principal bedroom, with a viewing window installed to replicate the peep holes used by medieval Lairds to screen guests before descending into the public rooms. Off the Great Hall, there is a pantry, complete with two sinks with drainers, a window, timber flooring and shelving, and a housekeeping/linen store.

On the second floor, the spiral staircase rises to a bright landing, with a door out to a south facing balcony and a window overlooking the courtyard. There are four double bedroom rooms positioned off the landing, as well as a family bathroom. There is also a ladder stair to the garret /attic which is fully floored and partitioned – which has been utilised as a snug/den and provides a copious volume of storage space (restricted ceiling height).



Manor House



Manor House



Manor House

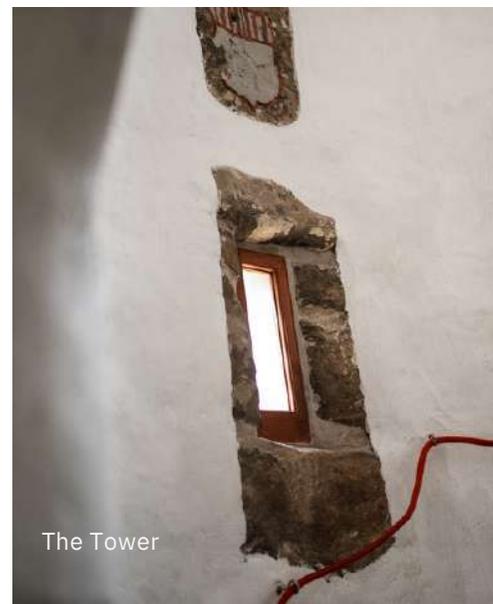
The Tower



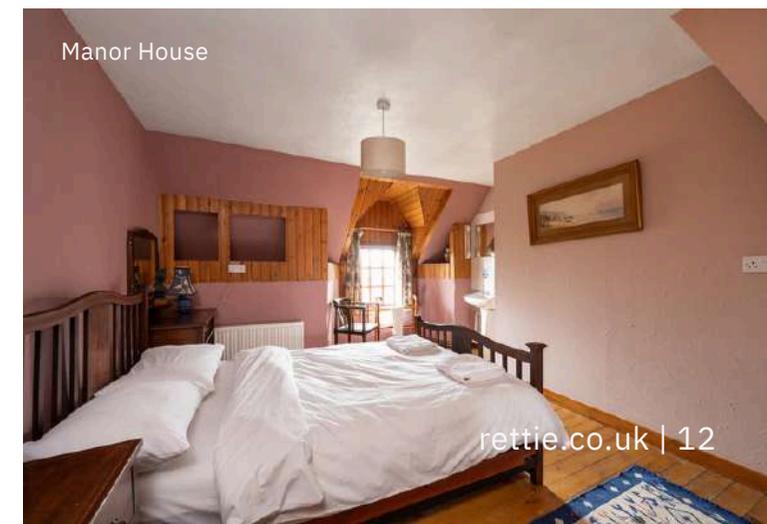
The Tower



Manor House



The Tower



Manor House

The principal bedroom is a generously proportioned and double aspect room, complete with a door providing direct access to the back stair. It benefits from an en-suite bathroom with a corner bath with an electric shower over, a wash hand basin and a W.C.

The second en suite double bedroom, with a west-facing window overlooking the gardens. Its en suite shower room has recently been upgraded and features a large shower enclosure, a WC, and a wash hand basin. The third and fourth bedrooms also have windows which share in the private outlook over the gardens to the West and each is appointed with a wash hand basin.

#### Guards Cottage

On the south side of the courtyard, Guards Cottage is finished in traditional harling and set under a pitched slate roof with crow stepped gables and a turret. The accommodation is over two levels with a well-proportioned sitting room with fireplace, and a turret room with good views over the garden. The dining room is well proportioned and situated adjacent to the kitchen/breakfast room which has a range of wall and floor kitchen units, a sink and drainer as well as a view over the garden. There is a walk-through study with steps to the conservatory; a double bedroom and bathroom completes the accommodation at this level. A stair rises to a spacious landing area, off which there are two bedrooms and an internal shower room. Single garage.

#### 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 FK2 8SF.

##### 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

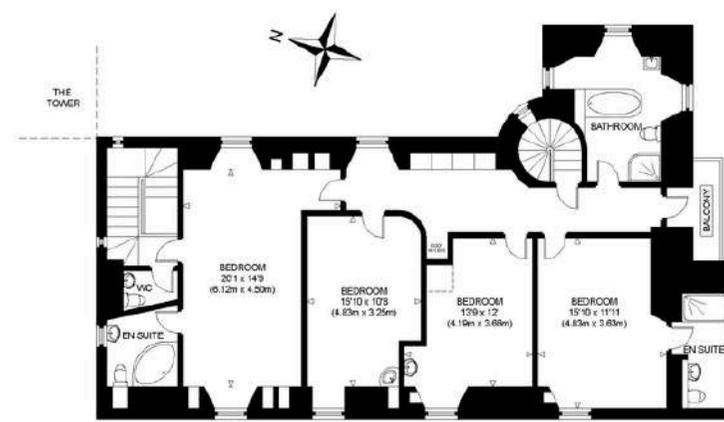
Mains Water and Electricity. Private septic tank. Private oil-tank for central heating and hot water systems. There are Solar PV Panels on the southerly elevation of Guards Cottage, which have a Feed-in-Tariff.

##### Special Note

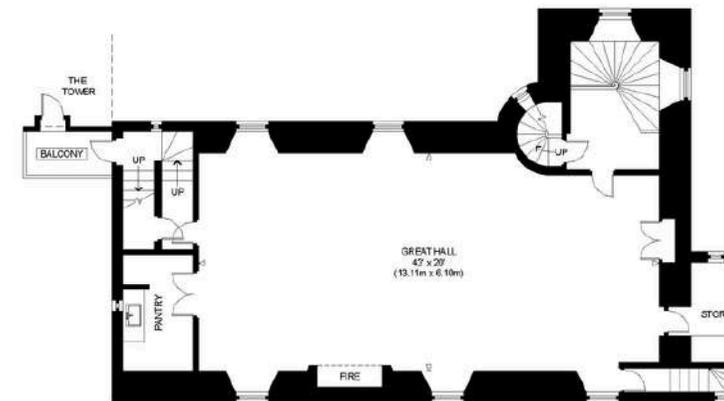
Plane Castle and Guard's Cottage are available for sale as a whole, or together with Mill House. For more information, please contact the selling agents.



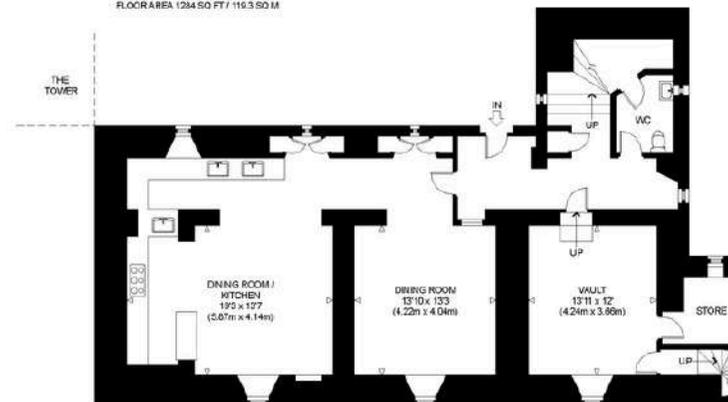




SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1285 SQ FT / 120.0 SQ M



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 1284 SQ FT / 119.3 SQ M



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1228 SQ FT / 115.0 SQ M

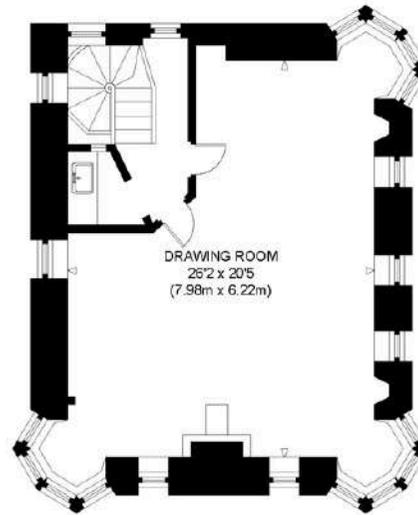
THE MANOR  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 3814 SQ FT / 354.3 SQ M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
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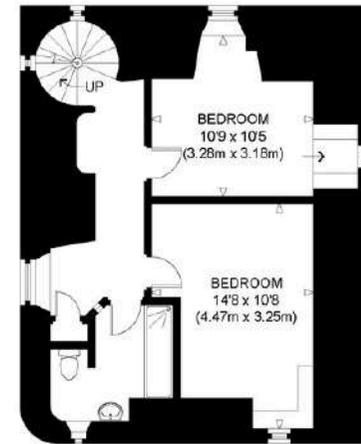
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mail@rettie.co.uk

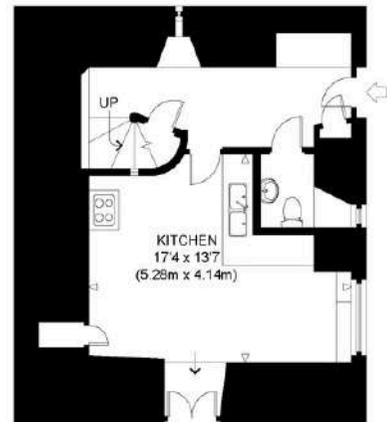
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Edinburgh  
EH3 6DH



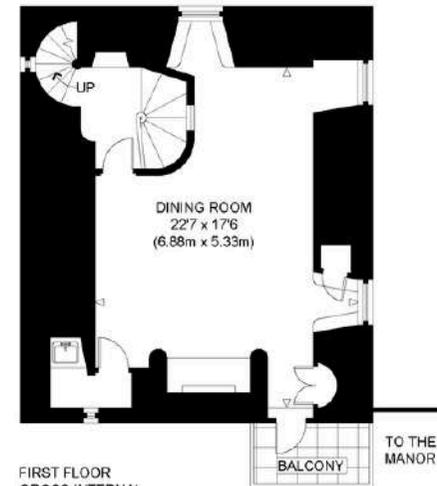
THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA 588 SQ FT / 54.6 SQ M



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 403 SQ FT / 37.4 SQ M



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 351 SQ FT / 32.6 SQ M



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 385 SQ FT / 35.8 SQ M

THE TOWER  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1727 SQ FT / 160.4 SQ M  
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**Council Tax Band/Rateable Value**

The Manor - Band G  
The Tower - Band F  
Guard's Cottage - Band E

**EPC Rating Band**

Manor - Band D  
Tower - Band E  
Guard's Cottage - Band D

**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.

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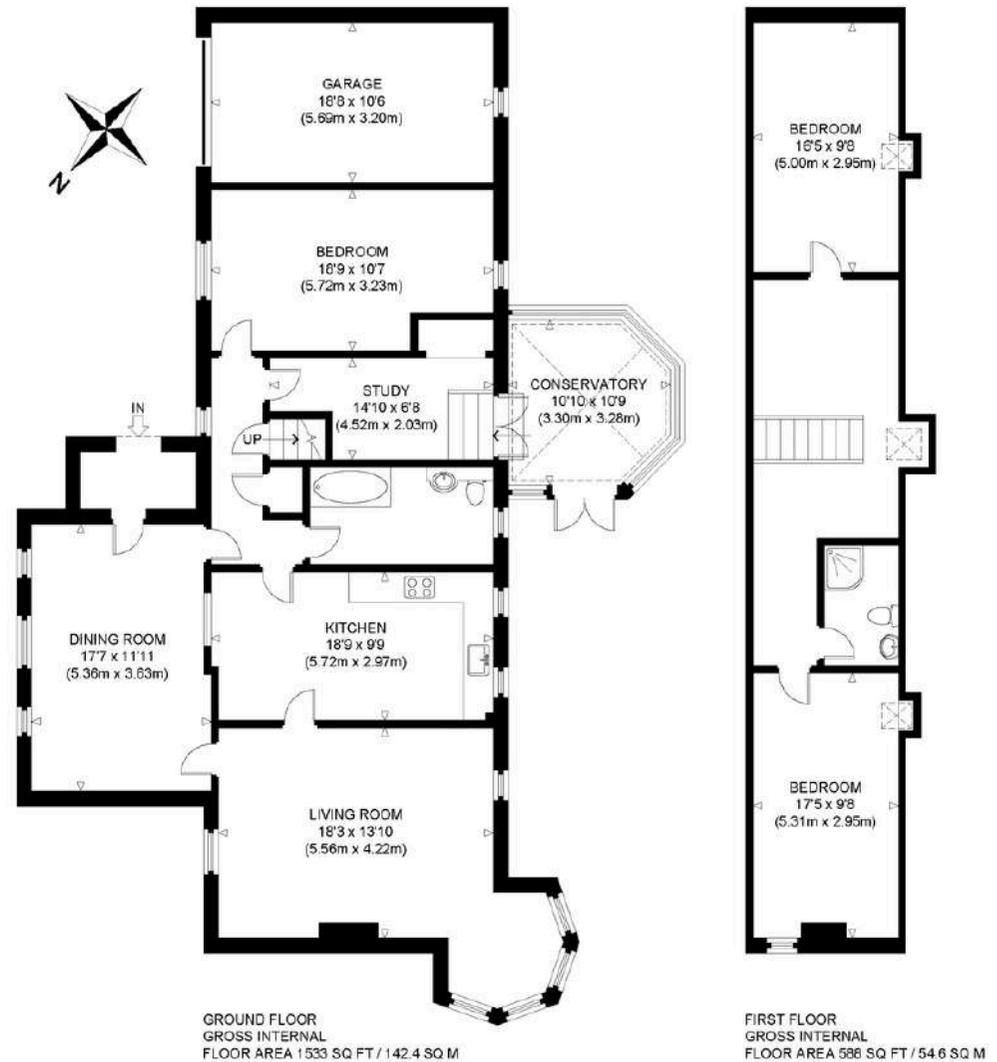
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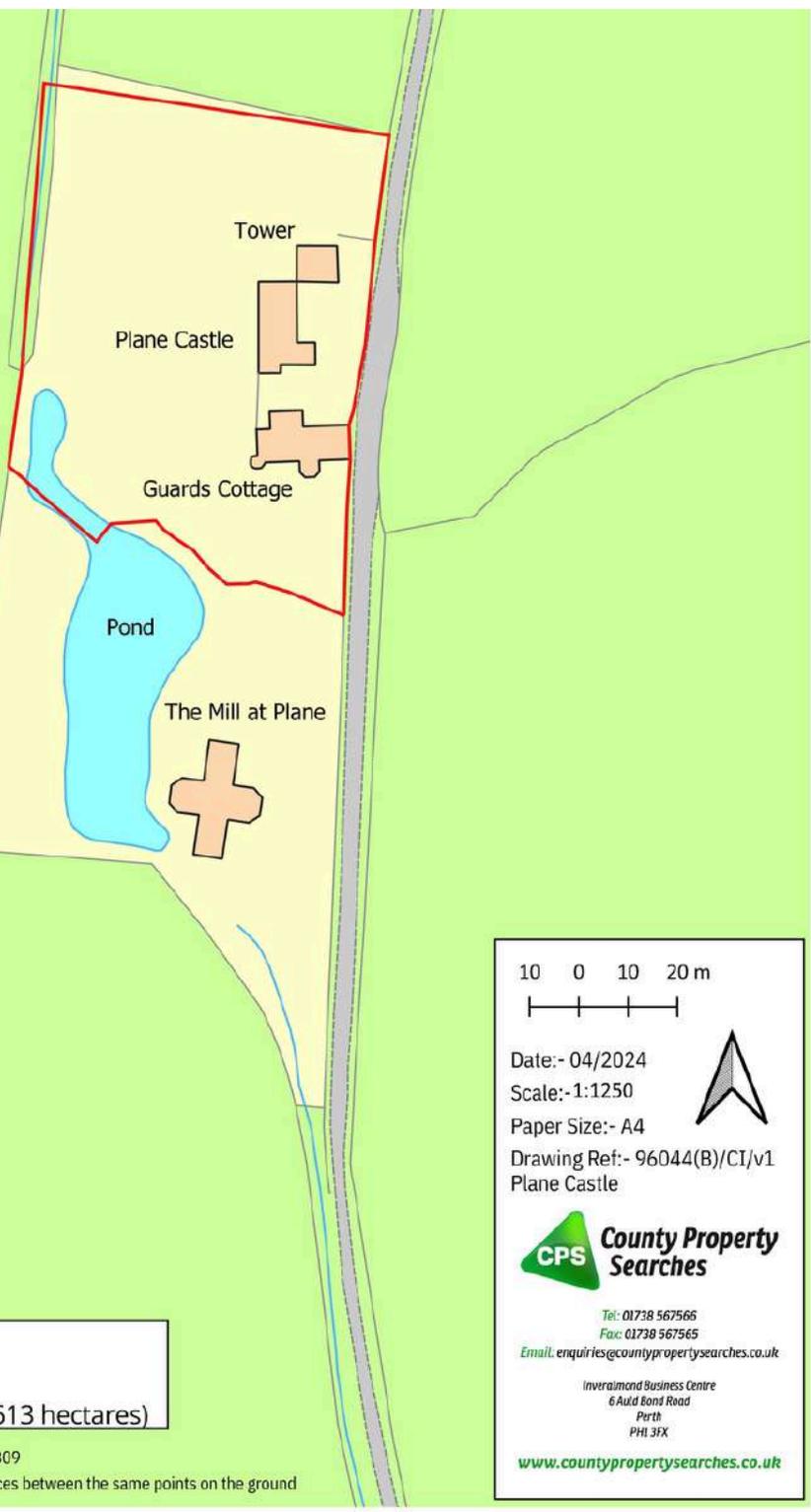
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**Key**  
 Plane Castle (1.514 acres; 0.613 hectares)

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 Plane Castle  
  
  
 Tel: 01738 567566  
 Fax: 01738 567565  
 Email: enquiries@countypropertysearches.co.uk  
 Inveraimond Business Centre  
 6 Auld Bond Road  
 Perth  
 PH1 3FX  
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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.

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## RETTIE

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✉ [mail@rettie.co.uk](mailto:mail@rettie.co.uk)  
🏠 11 Wemyss Place  
Edinburgh  
EH3 6DH





**THE MILL AT PLANE CASTLE**  
Bannockburn, *Stirling, FK2 8SF*





## THE MILL AT PLANE CASTLE

by Bannockburn, Stirling, FK2 8SF



Ensconced within idyllic grounds overlooking a former millpond, The Mill at Plane Castle is an imaginatively reinvented former mill house offering approximately 4368 sq. ft. of accommodation\* with a wealth of whimsical charm.

\*Constructed circa 2011, The Mill is understood to require additional work and modifications to obtain a Building Warrant Completion Certificate.

### ACCOMMODATION SUMMARY

Ground Floor: Entrance Hall, Cloakroom with twin WCs, Utility Room, Storeroom, Workshop, and Single Garage.

First Floor: open-plan Sitting and Dining Room, Kitchen/Breakfast Room, Principal Bedroom with en suite Shower Room, Study/Bedroom 4, and WC.

Second Floor: Library/Gallery, Double Bedroom 2 with en suite Bathroom, and Double Bedroom 3 with en suite Shower Room.

Exterior: The Mill is set within verdant and charming grounds of approximately 1.35 acres.





## SITUATION

The Mill at Plane Castle sits amidst the undulating open countryside, approximately six miles to the South East of the historic city of Stirling, in the heart of Scotland's Central Belt.

Nearby, Stirling boasts the generous array of amenities which you would expect from a city of its size, including restaurants, cafés, and bars, a range of professional and banking services, a shopping centre and retail parks, several supermarkets, and an abundance of leisure facilities. The area of Bannockburn, to the South of the city centre, is within a 4-mile drive of the property and hosts a local secondary school, while the small village of Cowie lies approximately a 3-mile drive away and hosts a primary school, as well as local convenience stores.

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## GENERAL DESCRIPTION

The Mill at Plane Castle is a detached house, of singular design, which was constructed in 2011 on the site of an historic mill house. Overlooking a charming millpond to the West, the impressive contemporary building is set beneath a metal sheet roof and is predominantly finished in vertical timber cladding, which has weathered over time – serving to soften its outline and harmonise it with its wooded setting.







The Mill's striking frame extends outwards from a central column in four directions, including wings to the North and South with pitched roofs, and a pair of distinctive, almost conical-shaped projections to the East and West. Internally, the mainstay of the bold structure has been subdivided into three floors and arranged, for impact, in such a way that each successive level has the illusion of being a mezzanine floating above the floor beneath. From the ground floor, the galleried entrance hall extends up to the rafters and a statement open-tread staircase, fashioned from oak and glass, climbs up through the light-filled void to the first and second floor landings.

The interior has a playful charisma, by virtue of its esoteric design and eclectic curation of vintage fixtures – many carefully collected from antiques warehouses and salvage dealers, including Art deco style light fixtures and wagon wheel chandeliers.

Beyond the threshold, the entrance hall has a welcoming atmosphere, in spite of its great ceiling height, owing to a charming Arts and Crafts style fireplace inset with a wood burning stove, an exposed stone wall, and traditional stone effect floor tiling.

The principal living accommodation is located on the elevated first floor level, accessed via an open tread staircase. The remarkable principal reception space is finished with oak flooring and incorporates both a spacious formal dining hall and a handsomely proportioned sitting room. The vast open-plan space is ideal for both sociable day-to-day living and entertaining larger parties, when occasion demands, and the kitchen is conveniently positioned to one side. The ceiling of the dining room features timber beams, while the sitting room is set beneath the vast half-conical shaped roof void, complete with a striking stained-glass mural suspended from the ceiling.

Protruding out towards the garden to the West, the sitting room has a generous fenestration of tall windows, framing idyllic views over the garden in five directions, and a compass has been crafted into the oak floor. A set of glazed double doors which invite out to the spacious patio terrace. Designed to appear as though floating over the pond, the terrace is the ideal spot for alfresco dining and entertaining, against the charming backdrop of the water.

The kitchen is set beyond a wall fashioned from vintage timber panelled partitions and doors, which are inset with art deco style windows and adorned with ornate handles and push plates. It has a generous and eclectic assortment of units, which predominantly comprise of repurposed and refashioned cabinets – with one particularly large central piece serving as a kitchen island.

The kitchen also accommodates ample room for a dining table and has triple aspect windows, which capitalize on the rooms elevated position on the first floor – offering elevated views over the driveway and the garden, to the fields beyond. It is equipped with: a traditional Belfast sink; an electric cooker; and a range of white goods.

The northernmost wing of accommodation on the first floor is accessed via vintage double doors with Art Deco style, coloured windows. The doors open into a central hall, which is finished with oak-style laminate flooring and features walls inset with stained glass internal windows - some salvaged from an old public house. It leads to a study or bedroom and a separate cloakroom/WC, as well as the principal bedroom suite.

The principal bedroom is a generously proportioned double room, similarly finished with oak-style laminate flooring, and has fitted wardrobes. It has three windows with private outlooks into the woodland copse to the North, a narrow floor-to-ceiling window to the East, and a pair of windows to the West. The en suite is finished in the style of a wet room with an open-tray shower with limestone effect wet walling, a WC, and a wash hand basin set within a vanity stand fashioned from natural timber.

On the second floor, the spacious central landing serves as library, with fitted book shelving on two walls. It has glass and timber balustrading and views down into the entrance hallway and living room.

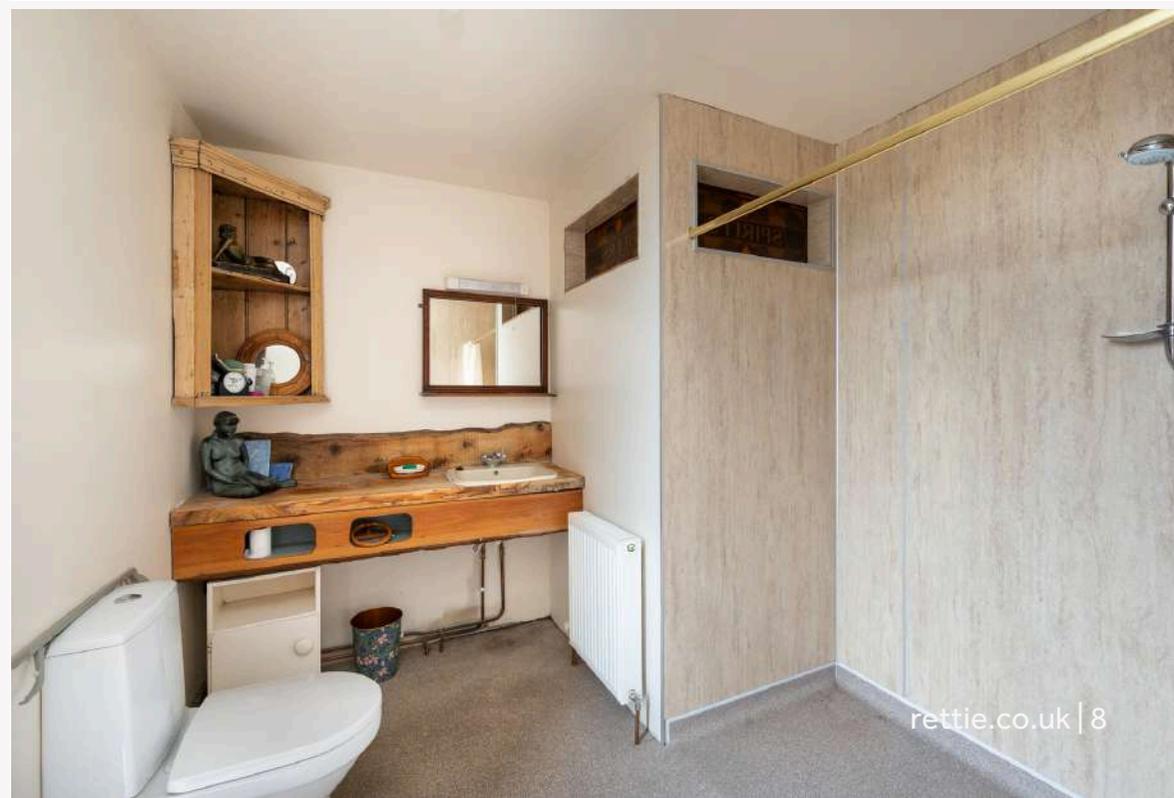
There are two ensuite double bedrooms, accessed off opposing sides of the library. The larger room is coombed and has two generous dormer windows to the West, as well as a picture window in the gable end, looking into the woodland to the North. It is accompanied by a bathroom. The second bedroom has a picture window to the South, as well as a Juliet balcony traditional metal balustrade and glazed double doors overlooking the driveway and the neighbouring field. Its ensuite has a corner shower finished with limestone style wet walling, as well as a pedestal wash hand basin, and a WC.

The ground/lower ground floor has a series of service rooms. Off the hall, there is a cloakroom with two cubicles housing WCs, which leads onto a utility room. Off the utility room, there is a sizeable workshop, suitable for housing smaller gardening machinery and equipment, as well as a single garage which has double timber doors out to the driveway and houses the boiler. There is also a separate storeroom to the rear.

#### Exterior

The grounds at The Mill are something of an idyllic haven, set around the mill pond from which the property takes its name. Extending to approximately 1.35 acres, the verdant pocket of land features a wonderful array of mature deciduous and coniferous trees and surrounds the building - creating an attractive setting and affording it a high level of privacy. The mill pond provides a charming focal point, around which the grounds have been enthusiastically landscaped and planted. The pond itself has a small boathouse and the water floods over a small dam and down a cascade, past the mill. A generous patio terrace margins the house and overlooks the pond and there is also a pergola with a bench seat. There are lovely walking routes through the garden, which features avenues of trees and, seasonally, a colourful carpet of daffodils and snowdrops.

Accessed from the East off a country lane, the main entrance leads onto a spacious gravel driveway to the front of The Mill, with two large timber sheds.



## GENERAL REMARKS AND INFORMATION

### Special Note

The Mill House is available for sale with Plane Castle and Guard's Cottage. Our clients are unlikely to entertain offers for The Mill, until a deal has been agreed for Plane Castle.

### Viewing

Viewing is strictly by appointment with the selling agents Rettie & Co, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

### Navigation

The property's postcode is FK2 8SF

### 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 and electricity. Private septic tank. Roof-mounted Solar PV Panels.

### Council Tax

Band G

### EPC Rating

Band TBC

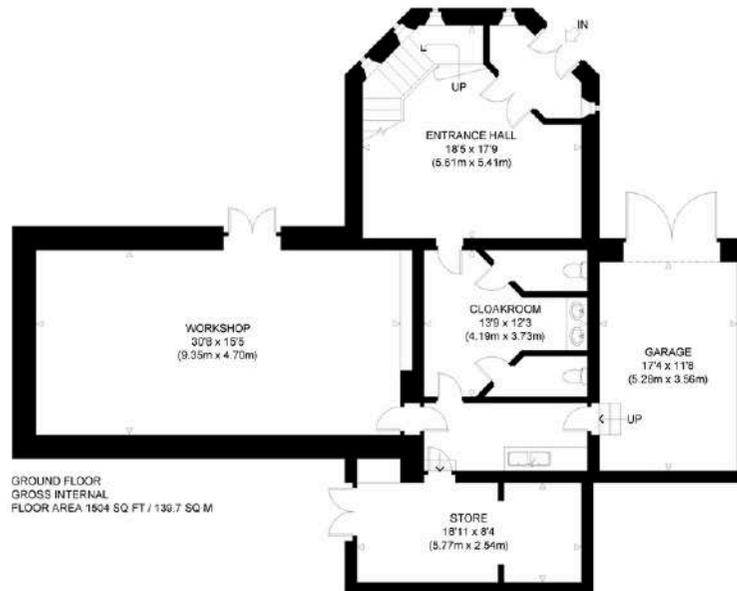
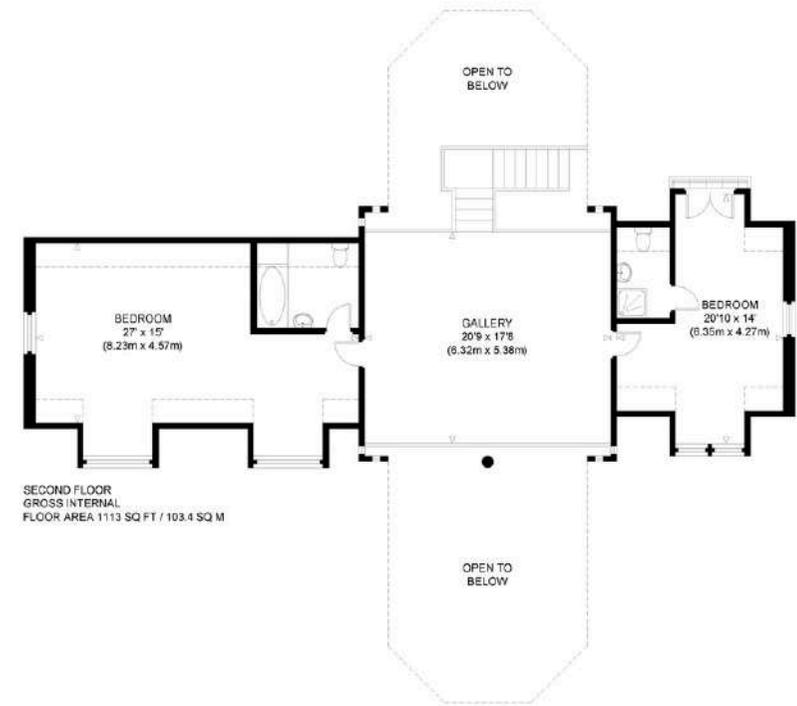
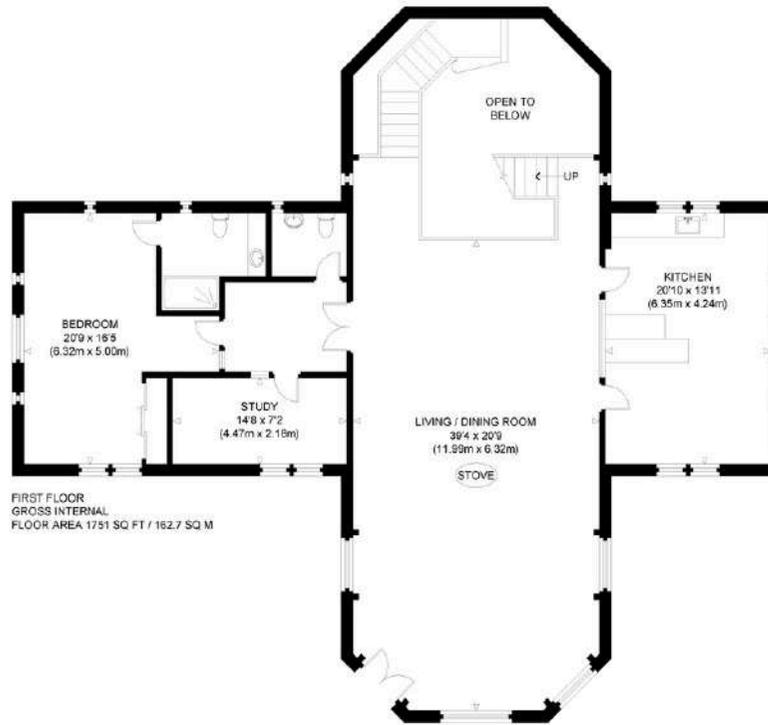
### Offers

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

### 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.





**THE MILL HOUSE**  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 4368 SQ FT / 405.8 SQ M  
 (INCLUDING AREAS OF RESTRICTED HEIGHT / EXCLUDING OPEN TO BELOW)  
 All measurements and fixtures including doors and windows  
 are approximate and should be independently verified.  
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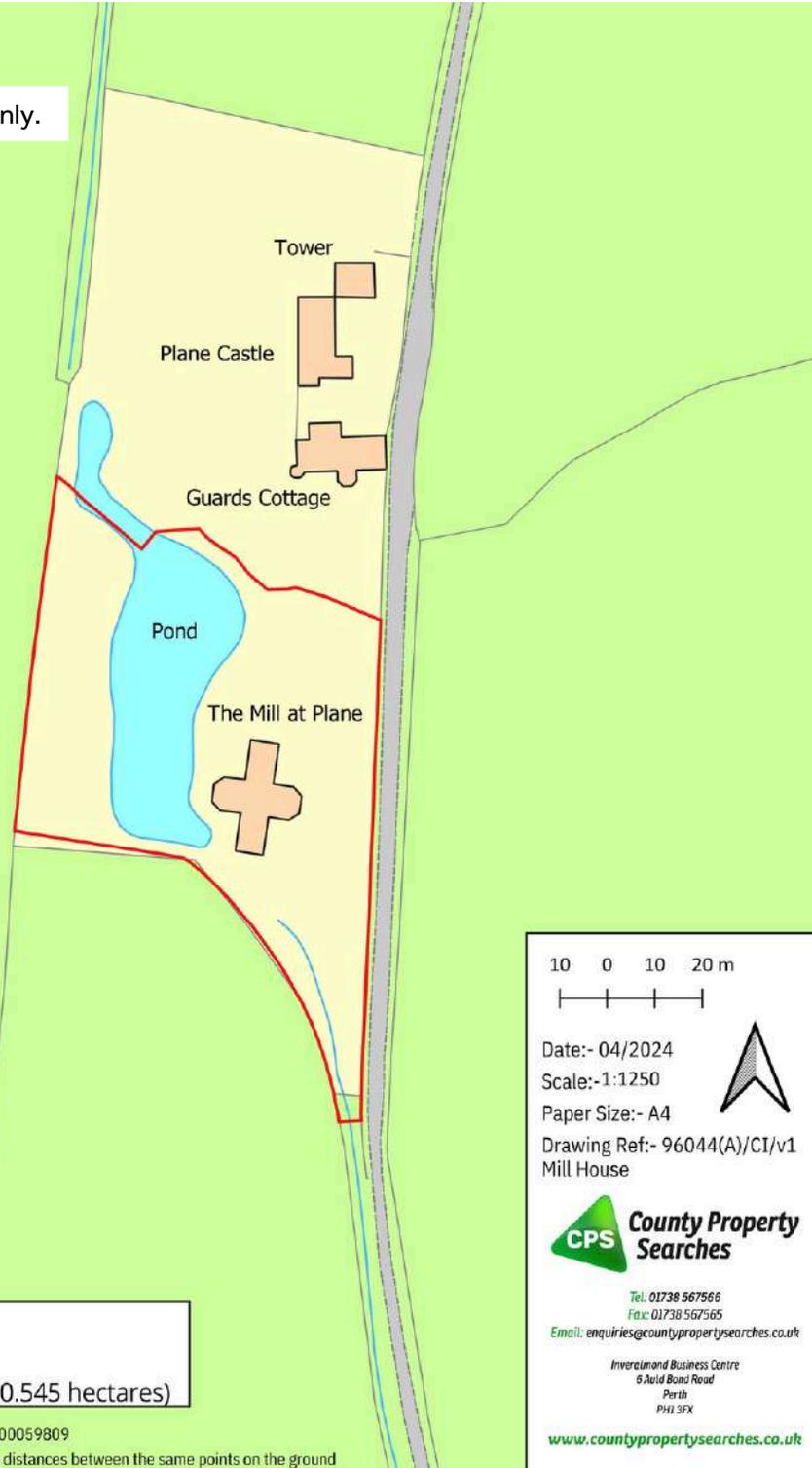
0131 624 4183

mail@rettie.co.uk

11 Wemyss Place

Edinburgh EH3 6DH

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**Key**  
 Mill House (1.346 acres; 0.545 hectares)

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 Distances scaled from this plan may not match the distances between the same points on the ground

10 0 10 20 m  
  
 Date: 04/2024  
 Scale: 1:1250  
 Paper Size: A4  
 Drawing Ref: 96044(A)/CI/v1  
 Mill House  
  
  
 Tel: 01738 567566  
 Fax: 01738 567565  
 Email: [enquiries@countypropertysearches.co.uk](mailto:enquiries@countypropertysearches.co.uk)  
 Inveraimond Business Centre  
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### 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.

### 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.

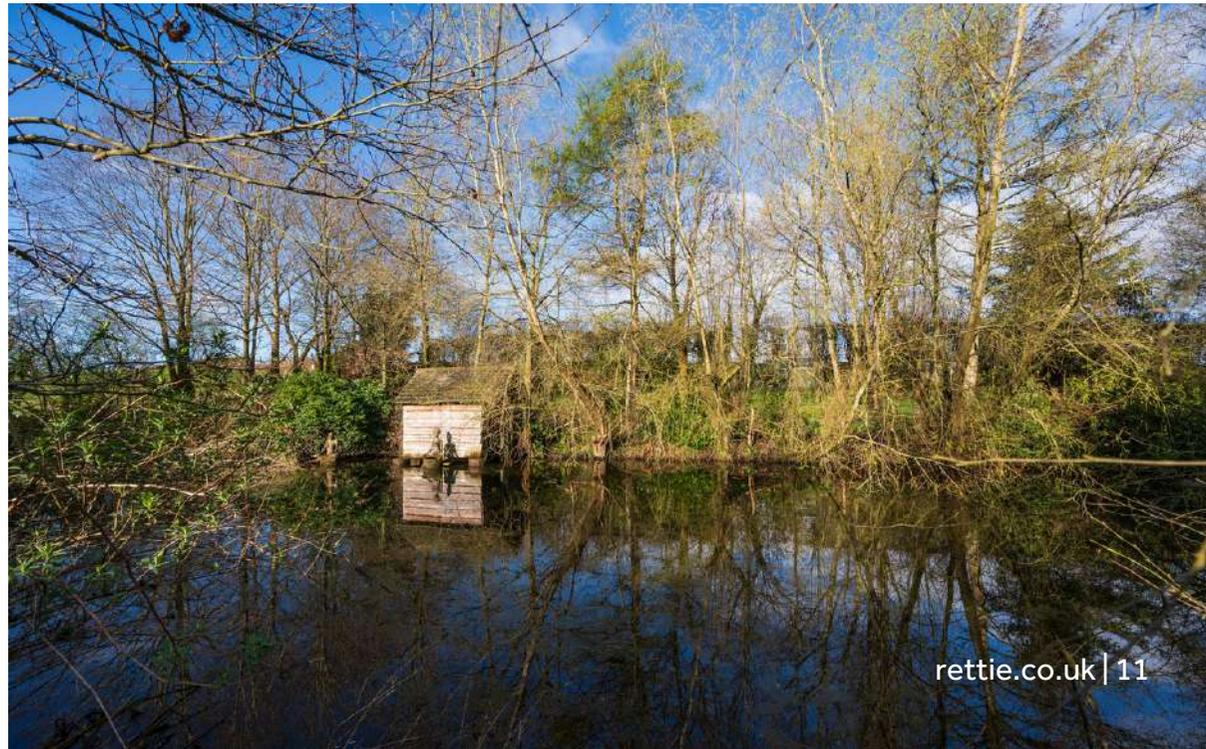
### Internet Websites

This property 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 [www.onthemarket.com](http://www.onthemarket.com), [www.rightmove.co.uk](http://www.rightmove.co.uk), and [www.thelondonoffice.co.uk](http://www.thelondonoffice.co.uk). In addition, our social media platforms are [facebook.com](https://www.facebook.com), [RettieTownandCountry](https://www.RettieTownandCountry), [twitter.com](https://www.twitter.com), [RettieandCo](https://www.RettieandCo), [Instagram](https://www.instagram.com) and [LinkedIn](https://www.linkedin.com).

### 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 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.

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