



THE WHIGMALEERIE

31 Mercat Green, Kinrossie, Perth, PH2 6HT



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A charming detached cottage offering flexible and spacious accommodation with delightful private garden situated in the conservation village of Kinrossie.

Summary of Accommodation:

Ground Floor: Entrance Hallway open plan to the Living Room, Kitchen, Dining Room, Bathroom, Double Bedroom 1, Double Bedroom 2.

First Floor: Double Bedroom 3, Double Bedroom 4/Office, Shower Room. Loft area.

Exterior: The garden is predominantly laid to lawn with a range of mature trees, shrubs and bushes. Greenhouse. Patio.

Outbuilding: Utility Room. Garden Store.

Private driveway providing ample parking. Garage.

Wonderful views over the surrounding countryside.



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SITUATION

The Whigmaleerie is situated off Mercat Green in the linear village of Kinrossie, approximately 8 miles north of Perth and 6 miles south of Coupar Angus. Kinrossie retains a typical layout of a Scottish village, comprising a broad main street lined with houses dating from the 18th and 19th century, with some 20th century replacement buildings. The village is centred around the Mercat Cross and there is a village hall with regular activities.

Perth is a short distance to the southwest of Kinrossie 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 well-known Concert Hall and Theatre and, notably, Scone Palace. The excellent new Perth Museum has recently opened in city centre and offers much of interest, as well as being the new home of the Stone of Destiny. Perth Art Gallery is also situated in the city centre. The surrounding countryside supports a wealth of leisure activities including walking and cycling, National Hunt Racing, which is situated within Scone Palace grounds, 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.

The nearest general store and filling station are at Balbeggie, 3 miles south of Kinrossie. Four miles north of Kinrossie is the village of Burrelton which has a general store, butcher and garage. Coupar Angus lies 6 miles north and includes a supermarket, general store, garage with filling station, hotel with restaurant, doctors surgery, pharmacy, dentist and some independent shops. A mobile fishmonger calls at Kinrossie weekly.

Collace primary school is located between the villages of Kinrossie and Collace and is about a 9-minute walk from the cottage. There is further primary education in Scone, Balbeggie, Burrelton and Coupar Angus. There is secondary education 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 and Glenalmond College.



A school bus through Kinrossie takes secondary school pupils to and from Perth Academy. There is a regular bus service through the village with destinations including Balbeggie, Scone, Perth and, in the opposite direction, Burerelton, Coupar Angus, Blairgowrie and Dundee.

The property is well positioned for convenient access to Scotland's arterial transport networks. The newly completed Cross Tay Link Road is now open. It runs from the A94 just north of Scone over to the A93 and then on to the A9. This road enables quicker access to Stirling, Glasgow, Edinburgh and Inverness avoiding any need to travel through Perth city centre. With Kinrossie being located beside the A94, the road system also offers easy access north west to Dundee and Aberdeen and their airports. Both offer regular flights to London. Edinburgh Airport can be reached in about one hour in normal traffic conditions and provides both international and domestic connections. There is a railway station in Perth with services to Edinburgh, Glasgow, Dundee, Aberdeen and Inverness. Bus services also run from Perth to these destinations.

GENERAL DESCRIPTION

The Whigmaleerie is a charming period cottage dating back to the late 18th century, rubble built with a water reed thatched roof and sedge ridge. The cottage is one of the earliest surviving cottages in the village of Kinrossie and the only one still with a thatched roof.

The Whigmaleerie is deceptively spacious and has been sympathetically renovated and extended over the passage of time to provide comfortable and tastefully presented modern living accommodation. The accommodation is set over two levels, which can be summarised as follows.

Accessed off Mercat Green a private driveway provides access to the rear of the house and approach to the garage. A stone pathway leads to the main entrance into the house which is via a part glazed door that opens into the Entrance Hall open plan to the Living Area which is a welcoming space. The room is flooded with natural light via patio doors and a series of sash windows providing a charming outlook over the front lawn. The gas fire with stone surround provides a heartening focal point. Patio doors provide access to the rear garden. A door with glass panels opens to the galley Kitchen which has been fitted with a generous array of kitchen units providing ample storage with worksurfaces. The units incorporate a NEFF gas hob with extractor fan above, NEFF oven and grill with a NEFF combination oven and microwave above, integrated fridge and separate freezer, dishwasher and stainless-steel sink with draining area and tap with filter function. There are a series of windows providing a wonderful outlook over the rear garden and farmland beyond.

From the kitchen a door opens to the Dining Room, which is generously proportioned with sash window, traditional fireplace with stone surround and patio doors giving access to the rear patio area and garden. A part glazed door opens to the entrance hall. Accessed off the Living Room the rear corridor with slit windows provides access to the Bathroom and two Double Bedrooms. The bathroom is well proportioned with a bath unit, walk-in shower cabinet, WC, wash hand basin and ceiling spotlights. Neighbouring is Double Bedroom 1 with built-in wardrobes and integrated wash hand basin with vanity mirror and spotlights above. Completing the ground floor accommodation is Double Bedroom 2 with built-in wardrobes and integrated dressing area with vanity mirror and spotlights above.



From the Living Room a staircase rises to the First Floor giving access to the Shower Room and two further Double Bedrooms. Double Bedroom 3 has a feature stone wall, small built-in wardrobe, low level storage cupboards and a shelved cupboard. The bedroom benefits from a picture window and dual windows which provides a nice outlook over the garden grounds. Across the landing is Double Bedroom 4 with built-in wardrobes and dual windows. The bedroom is currently utilised as a home office. A door provides access to the loft area, which is fully floored and insulated, providing ample storage space. Completing the first-floor accommodation is the Shower Room with walk-in shower cabinet, wash hand basin and WC. The accommodation is spacious and well-appointed throughout and clever use has been made of large windows and patio doors all maximising natural light and views overlooking the garden grounds and the surrounding countryside. The accommodation is generous and thoughtfully laid out for both family living and entertaining.

Garden

The garden is a particular asset of the property, bounded by hedging and timber fencing. The garden is predominately laid to lawn with a variety of mature shrubs and bushes, which provide year-round colour and interest. There is a patio terrace which can be accessed via the dining room which offers an ideal entertaining space in the warmer months. The garden offers different areas for seating to capture the sun and provide different aspects of the garden.

There is an outbuilding built of brick with white architectural render and thatched roof which has a garden store and a separate Utility Room with storage units, worktop incorporating a sink and a pulley system. The utility room houses the boiler.

To the rear of the house is the Garage with electric roller door and with power, lighting and water.

GENERAL REMARKS AND INFORMATION

Designations

Whigmaleerie is situated in a conservation area and is category B Listed. Ref: LB5657

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 PH2 6HT.

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 F



EPC Rating

Band D

Services

Mains water, electricity and drainage. Gas 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.



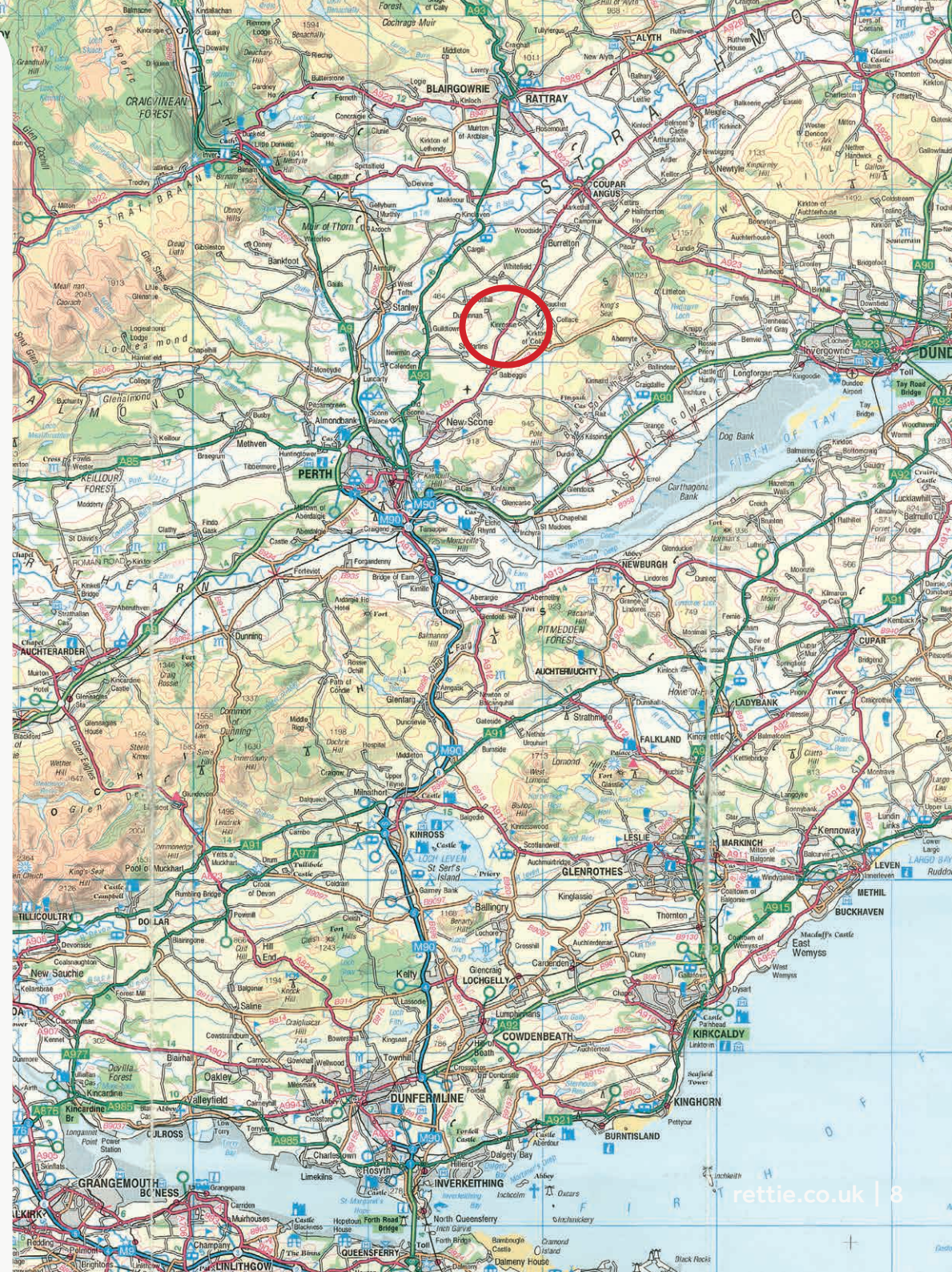
Misrepresentations

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

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 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.

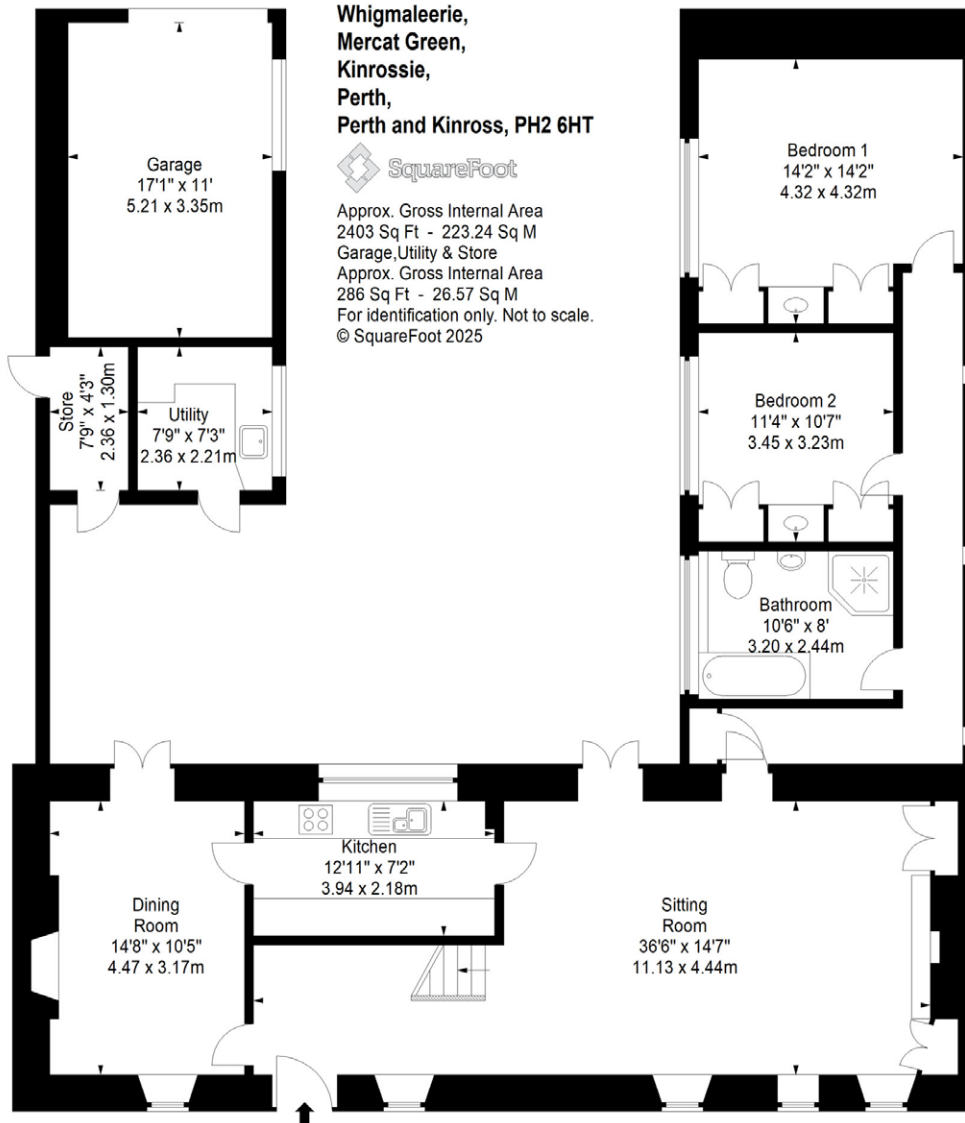




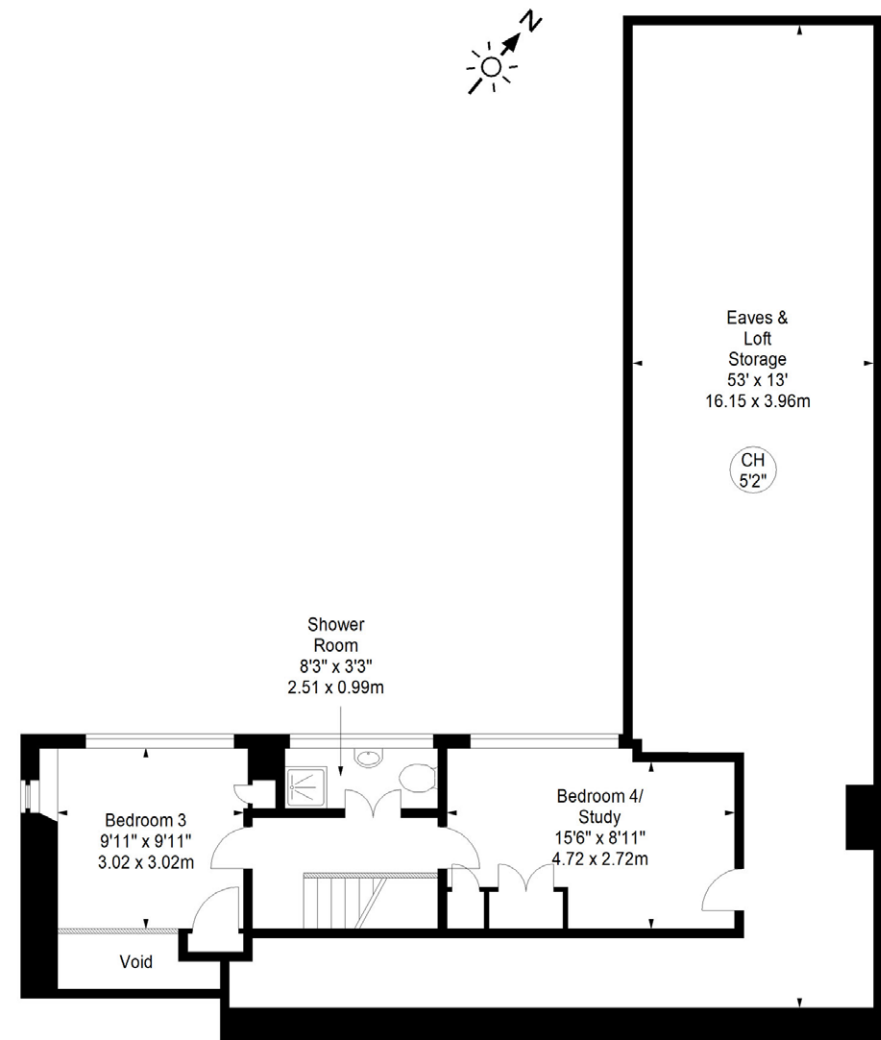
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Perth,
Perth and Kinross, PH2 6HT



Approx. Gross Internal Area
2403 Sq Ft - 223.24 Sq M
Garage, Utility & Store
Approx. Gross Internal Area
286 Sq Ft - 26.57 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor





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