



LAWMUIR VIEW

Methven, Perth, PH1 3SZ





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A substantial detached house which offers generously proportioned living accommodation with extensive garden ground with neighbouring paddock and within easy reach of Scotland's arterial road network.

Accommodation:

Ground Floor: Entrance Hall, Sitting Room, Games Room, Gym, Family Room/Snug, Shower Room, Dining Kitchen, Utility Room, Conservatory,

First Floor: Office, Principal Bedroom Suite, Double Bedroom 2, Jack and Jill Shower Room, Double Bedroom 3, Double Bedroom 4, Double Bedroom 5, Family Bathroom.

Exterior: Established gardens of notable colour and diversity. Green House. Garden Shed. Potting Shed. Kitchen Garden. Patio Terrace.

Scenic views

Private driveway. Double Garage.

Neighbouring paddock suitable for equestrian purposes (Approximately 1.5 acres).

Approximately 1.9 acres in total

For sale as a Whole.



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Situation

Lawmuir View is situated amidst the glorious undulating countryside of the Strathearn Valley, in an accessible yet rural position, approximately 0.7 miles north of Methven and approximately 7.2 miles west of Perth city centre. The position affords the house far-reaching views over the picturesque rural scenery.

The countryside to the west of Perth has earned enduring popularity for offering ease of access into Central and North East Scotland's arterial road network. The A9 can be reached within approximately 10 miles, which feeds into the M90 (S) towards Edinburgh and the M90 (N) to Dundee, via the A90. The A9 itself travels north to Inverness and southwest towards Stirling - passing the popular towns of Auchterarder and Dunblane, before joining the M9 and, in turn, the M80 to Glasgow. Edinburgh City Centre is approximately 50 miles by road and Edinburgh International Airport can be reached in under one by car, in favourable traffic. Closer to home, Dundee Airport has regular flights to London Heathrow and there are mainline train stations in Perth and Gleneagles, with direct services to Edinburgh, Glasgow and London.

The small rural village of Methven lies approximately 0.7 miles to the south and supplies its residents and the surrounding rural hinterland with a good range of local amenities, including a restaurant, convenience store, a pop-up bakery, a pharmacy and a post office. To the east, the historic City of Perth has the extensive range of services you would expect of a city of its size, including an array of high street retailers and independent shops, vibrant bars and restaurants, a theatre and concert hall, banking and professional services, and Perth Royal Infirmary. It also has many supermarkets, retail parks, and leisure facilities, including a swimming pool and ice rink.

Perthshire supports a wide range of outdoor pursuits, with Salmon fishing on the Tay and many other rivers and a host of scenic cycling and walking routes. Equestrian activities are very popular in the area, for adults and children alike, and there is a thriving Pony Club community. There is an award-winning racecourse at nearby Scone Palace and Scotland's largest polo club is situated by Errol. For the golf enthusiast, there are many golf courses in the area, including the Murrayshall Country Estate & Golf Club to the northeast of Perth and, notably, the championship courses at the world-famous Gleneagles Hotel Resort by Auchterarder. Slightly further afield, there are two championship courses at Blairgowrie Golf Club and St Andrews, "the home of golf", is within an hour's drive. For skiers, Glenshee and Aviemore are easily reached.



There is a primary school in the village and a selection of secondary schools in Perth. In addition, Perthshire is renowned for hosting many of Scotland's leading independent schools. Glenalmond College, Strathallan School, and Morrisons's Academy are all close by, as well as Ardvreck Preparatory School and Craigclowan Nursery & Junior School in Perth.

General Description

Lawmuir View is a bright and spacious detached house situated on a large private plot with generous garden ground. The house was built for the current owners circa 21 years ago and provides comfortable and tastefully presented living accommodation. The house has generous, well-proportioned accommodation that offers flexibility of use.

Accessed off the minor road, Lawmuir View is approached through timber gates which open out into a generous in and out driveway that sweeps towards the house providing ample car parking and provides approach to the integral double garage.

The main entrance into the house is sheltered beneath an overhanging porch with external light. A composite steel door opens into the welcoming Entrance Hall with natural light emanating from dual Velux windows and a separate picture window. The Entrance Hall is an impressive space with timbered floor and a large coats cupboard, giving access to the principal rooms on the ground floor.

Accessed off the hallway is the Sitting Room with timbered flooring which is generously proportioned with dual aspect and French doors provide access to the rear garden. There are recessed shelving units, two storage units, feature wall lights and ceiling spotlights. The log burner with solid oak mantel provides a heartening focal point. Across the hall is the Games Room with triple aspect and ceiling spotlights. There is currently a full size snooker table and lights, which may be available by separate negotiation. Neighbouring is the Gym with timber flooring and ceiling spotlights.

Across the hall a part glazed door opens to the Family Room/Snug with ceiling spotlights and a large window that provides a charming outlook over the front garden. Adjacent is the Shower Room with walk-in shower cabinet, WC and integrated wash hand basin with storage cupboards below.

From the entrance hall glass panelled double doors open to the Dining Kitchen which is the heart of the house. A fantastic reception space with a generous array of kitchen units providing ample storage with worksurfaces. The units incorporate an induction hob with oven and grill below and extractor fan above, NEFF microwave, Samsung fridge freezer, integrated dishwasher and two Franke sinks with draining areas. There is an island with drop lights above with ample storage cupboards and wine bottle holders. French doors open to the patio terrace and rear garden. The dining area is well proportioned with feature drop lights. 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, as well as the Conservatory which is ideal for entertaining larger parties when occasion demands.



From the dining area glass paneled doors open to the Conservatory which is a superb feature of the house. Natural light emanates from a series of windows and roof lights. French doors open to the rear garden and a notable feature is the log burner with stone hearth. The conservatory with decorative drop light and feature wall lights is handsomely proportioned and lends itself to opulent entertaining.

From the kitchen, a part glazed door opens to the Utility Room with worktop, integrated stainless steel sink with quooker tap and storage units. There is a pulley system and an understairs cupboard. An inner door provides access to the integral double garage and Home Office. Stairs rise to the Office which is flooded with natural light via a series of Velux windows. There are two work desk stations and ample integrated shelving units and bookshelves.

From the hall stairs rise to the spacious First Floor landing giving access to the bedroom accommodation and family bathroom. The Principal Bedroom Suite is sumptuously proportioned with ample wardrobe space and a large dressing area. The bedroom benefits from floor to ceiling Velux windows, which opens out to the stylish balcony providing an ideal seating area to enjoy the fantastic scenic views. The en-suite Bathroom has a walk-in shower cabinet, stand alone bath unit with separate handheld shower attachment, WC, wash hand basin with storage unit below, wall mounted heated towel rail and a Velux window.

Neighbouring is Double Bedroom 2 with built-in wardrobe and a Velux window with shelving unit below. Adjacent is the Jack and Jill Shower Room with shower cabinet, wash hand basin with vanity mirror above and storage unit below, integrated shelving units and heated wall mounted towel rail. Adjacent is Double Bedroom 3 with dual Velux windows and ample built-in wardrobes.

Accessed off the landing are Double Bedrooms 4 and 5, both with dual aspect and built-in wardrobes incorporating a dressing table. Opposite is the Family Bathroom with walk-in shower cabinet, bath unit, WC, dual wash hand basin and integrated storage units below. Heated wall mounted towel rail and ceiling spotlights. Completing the first floor is the linen cupboard housing the hot water tank.



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

Garden

The garden at Lawmuir View is exquisite and real care and attention has been paid over the past 21 years of ownership. Sheltered by mature trees and burgeoning shrubbery, it is something of a protected haven providing a sense of privacy and seclusion. There are established borders and beds with numerous shrubs, perennials and bulbs 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.

There is a substantial patio terrace to the rear of the house which offers an ideal space for alfresco dining and entertaining in the warmer months.

There is a large kitchen garden with a variety of raised fruit and vegetable patches. The garden benefits from a Hartley Botanic Greenhouse, potting shed and a garden shed which is ideal for storing garden machinery. Adjacent to the house is a triple log store.

There is a double Garage with electric light and power and up and over door. There are worktops with ample floor to ceiling storage units and a separate workshop with shelving and storage cupboards. The garage benefits from a car charging unit.



Paddock

The neighbouring paddock is partly enclosed by a timber and wire fence and fringed by the Carse burn. The grazing land is suitable for livestock or equestrian purposes.

GENERAL REMARKS AND INFORMATION

Lawmuir View benefits from solar panels and three water panels

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 3SZ

Fixtures and Fittings

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

Classifications

Council Tax - Band G
EPC Rating - Band B

Tenure

Freehold

Services

Mains electricity and water. Oil fired central Heating. Drainage to a private septic tank.

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.

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 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 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

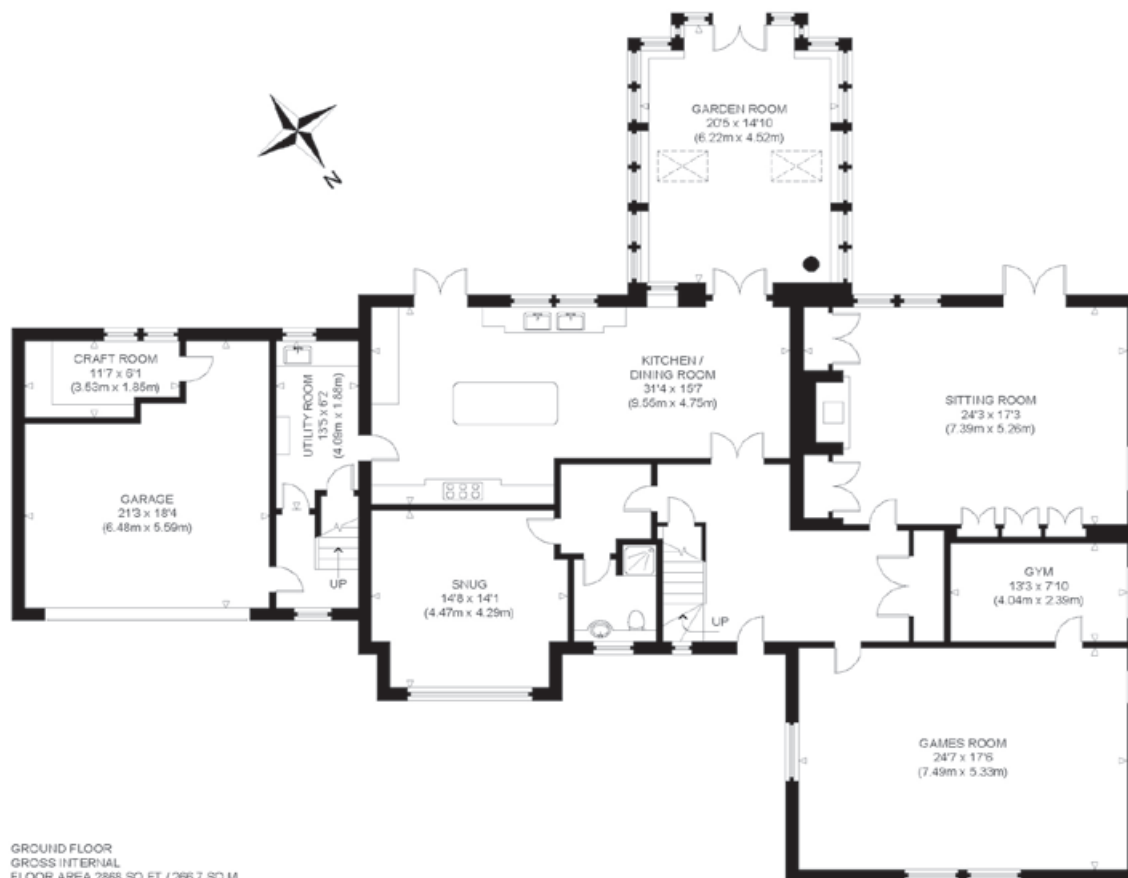
Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/ funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude 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.









LAWMUIR VIEW
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 5155 SQ FT / 479.4 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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The Paddock



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