



LINDEN HOUSE

Balbeggie, Perth, PH2 6HJ

LINDEN HOUSE

Balbeggie, Perth, PH2 6HJ

A bespoke, modern country home, with a scenic southerly outlook across undulating Strathmore countryside, which is set apart by high-quality specification, including a suite of carbon-conscious and energy-efficient technologies.

Accommodation

Ground Floor:

Entrance Vestibule; double-height Main Hall; Sitting Room and Living Room; open-plan Kitchen/Dining Room, Study; Double Bedroom 5 with Jack-and-Jill en suite Shower Room; and Utility Room.

First Floor:

Galleried Landing; Atrium with access to south-facing Balcony; Principal Bedroom with en-suite Shower Room; Double Bedroom Two with en-suite Shower Room; two further Double Bedrooms; and Family Bathroom with Sauna.

Exterior:

Gated entrance accessed over a private road leading to a spacious, immaculately appointed block-paved driveway, providing parking and turning space for multiple vehicles.

Mature, landscaped garden ground extending to approximately 0.3 acres, including manicured lawns, well-stocked borders, and paved patio terraces, positioned to catch the sun at different times in the day.

Detached converted double garage, presently arranged as a Garden/Machinery Store, Workshop and Store Room. Approximate GIA 394 sq ft (36.6 sq m).

Balbeggie 0.5 miles (1 km); Scone 3 miles (6 km);

Perth City Centre 6 miles (10 km); Blairgowrie 11 miles (18 km);

Dundee City Centre 17 miles (27 km); Edinburgh Airport 47 miles (76 km).

All distances are approximate.





LINDEN HOUSE

Balbeggie, Perth, PH2 6HJ

Situation

Linden House stands approximately 1 km to the east of the rural Perthshire village of Balbeggie, where the settled farmland of Strathmore begins to lift gently towards the Sidlaw Hills. Orientated in a southerly direction, the outlook from the house and garden is chiefly rural: a patchwork of arable and grazing fields, hedgerows, wooded ridges, and rounded hillsides forming the long view to the south and south-east. Set to the South of Melginch Steading, Linden House has been thoughtfully positioned to afford it a genuine sense of independence, privacy, and seclusion.

Balbeggie has a primary school and village hall, with local bus services connecting the village to Perth, Scone, Coupar Angus and Blairgowrie. Scone provides a useful range of day-to-day shops and services. Perth, approximately six miles by road, offers the broader range of amenities and attractions expected of a city of its scale, including independent and High Street shopping, restaurants and bars, cultural and leisure facilities, professional services, hospital provision, and a railway station with commuter services to Dundee, Aberdeen, and Edinburgh, as well as services to London.

The A94 gives a direct road link west to Scone and Perth and east towards Coupar Angus. From Perth, the A9 and M90 connect with central Scotland, while the A90 is accessible to the east for Dundee and the north-east. The wider district offers a strong choice of independent schooling, including Craigclowan, Strathallan and Glenalmond in Perthshire, as well as the High School of Dundee.

This part of Perthshire is as well suited to recreation as it is to travel. The River Tay, Scone Palace and the footpaths of Kinnoull Hill are close to Perth; golf is available at Perth, Blairgowrie and, farther afield, Gleneagles. To the north, Blairgowrie leads towards Strathardle and Glenshee. The practical reach of the cities is therefore held in useful counterpoint to a landscape that remains unmistakably agricultural.

General Description

Completed in circa 2007, Linden House is an individual country home of bespoke design, affording approximately 2,727 sq ft of immaculately presented accommodation. Thoughtfully upgraded and meticulously maintained over the intervening years, the property has evolved in line with advancements in technology and taste, shaping it into a confident family home, which balances technical performance with aesthetic appeal.

Proudly positioned to overlook the stunning Strathmore scenery to the south, the prominent façade of the house has a sense of timelessness, aligning with the local architectural vernacular through rendered elevations, natural-stone accents, and a slate roof. Balconies on the ground and first floor lend modern architectural interest, while Everest doors and triple-glazed windows, along with roof-mounted solar panels, belong to its vocabulary of practical, high-quality design.





The design-led interior has been finished to a discerning standard of specification, with elevated finishes including engineered oak flooring, oak-finished doors and a statement, open-tread oak staircase with glass and steel balustrading. Architectural rather than formulaic, the arrangement of the accommodation incorporates an impressive double-height entrance hall, which serves as the centrepiece to the ground floor, as well as a remarkable, split-level reception space, set around a double-fronted wood-burning stove, featuring a formal sitting room and a versatile living room, flooded with light via a first-floor atrium. Ideal for both effortless and relaxed family living, as well as entertaining, the open-plan kitchen/dining room interconnects with the public rooms via a set of glazed double doors, aligning the house with trends in contemporary living.

On approach, the gated entrance into Linden House opens onto a smart and spacious private, block-paved driveway, which provides parking and turning space for multiple vehicles. The main door opens into a bright entrance porch, with tripartite, floor-to-ceiling glass window panes overlooking the driveway. Stylishly decorated with Sanderson's "Woodland Chorus" wallpaper, the welcoming vestibule leads onto the main hall via a glass-and-oak-framed doorway.

A striking circulation space, the main hall impresses a sense of arrival through its vertical scale and a beautiful, bespoke open-tread oak staircase, which ascends to a galleried landing. A large picture window punctuates the wall above the entrance, flooding light into the hall from the first-floor level. Engineered oak flooring runs through the mainstay of the ground floor accommodation: from the entrance vestibule, through the hall, and into the principal living rooms.

The sitting room and the living room occupy one substantial split-level space, while providing a pair of individual reception rooms, each with their own register. A central chimney breast with a double-sided wood-burning stove lends the spaces definition and atmosphere. The dual-aspect sitting room has a series of windows, providing views into the verdant, private garden which spans around the house from the East to the South West, while the light-filled living room sits beneath the first-floor atrium and benefits from French doors out to a sheltered, decked veranda with views beyond the garden to the rolling countryside.

The neighbouring open-plan kitchen/dining room has ample room for a formal dining table and chairs. The contemporary kitchen features a generous array of wall and floor units, set around a central island/breakfast bar, with high-gloss cabinetry, accented by black granite work surfaces and grey floor tiling. The comprehensive range of integrated appliances includes a Caple double oven/grill, discrete fridge/freezer and dishwasher, and a Caple induction hob set on the island. The room is direct in both colour and purpose, yet the black granite and oak joinery give it weight. The adjoining utility room provides further fitted storage cabinets, a secondary sink, and an exterior door to the rear garden, where a west-facing BBQ terrace provides the ideal spot for alfresco dining and entertaining.

The fifth double bedroom is located on the ground floor, along with an adjoining Jack-and-Jill shower room, allowing the house to accommodate guests or multi-generational living without recourse to the stair. The study is set apart from the principal reception areas and provides a dedicated home-working space.

At first-floor level, the engineered oak flooring continues along the galleried landing, and a glazed door opens to the atrium, leading to a delightful first-floor balcony. From the balcony's elevated vantage point, the views extend south and west across Strathmore, extending to the distant hills. In addition to the generous provision of wardrobe storage in each bedroom, the landing provides access to two further storage cupboards.





The sumptuously proportioned principal bedroom suite has a run of fitted wardrobes and a wonderful picture window offering elevated views over the garden and onto the fields to the South. Its contemporary en-suite shower room has a generously sized cubicle, a wash hand basin set atop a vanity cabinet, and a WC, as well as a shaving socket and a heated towel rail.

The second en-suite double bedroom is finished with high-quality wood-effect laminate flooring and fitted wardrobes. The timeless en-suite has neutral tiling to dado height, a corner shower cubicle, a pedestal wash hand basin, a WC, shaving sockets, and a heated towel rail.

The third and fourth double bedrooms are both well-appointed with fitted wardrobes and high-quality wood-effect laminate flooring. The bedrooms share the luxurious family bathroom, which is finished with blonde, sandstone-effect wall and floor tiling and has a wash hand basin set beneath a mirrored vanity cabinet, a bath with an overhead shower, and a fitted sauna. This bathroom is also has a shaving socket, a heated towel rail, and a WC.

Outside, the property is approached over a private road leading off the public country road. A gated entrance opens to an immaculate block-paved driveway with parking and turning beside the house and detached outbuilding. The garden ground extends to approximately 0.3 acres and is arranged as lawns, established beds and borders, sheltered paved and decked terraces and a specimen lime—also known as a linden—from which the house takes its name.

The detached converted double garage extends to approximately 394 sq ft and is presently arranged as a Garden/Machinery Store, with a separate internal Workshop and a Store Room. It is served by electricity and provides practical space for a plethora of hobbies and interests





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 PH2 6HJ. what3words: ///swam.shortens.shelving.

Fixtures and Fittings

Only items specifically mentioned in the sales particulars are included in the sale price.

Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

Services

Mains electricity and water. Central heating and hot water are provided by a biomass system, distributed by radiators and towel rails. Roof-mounted solar PV panels. Drainage is to a private sewage treatment system, understood to serve Linden House alone.

Council Tax Band

G

EPC Rating

Band C

Tenure

Freehold

Particulars and Plans

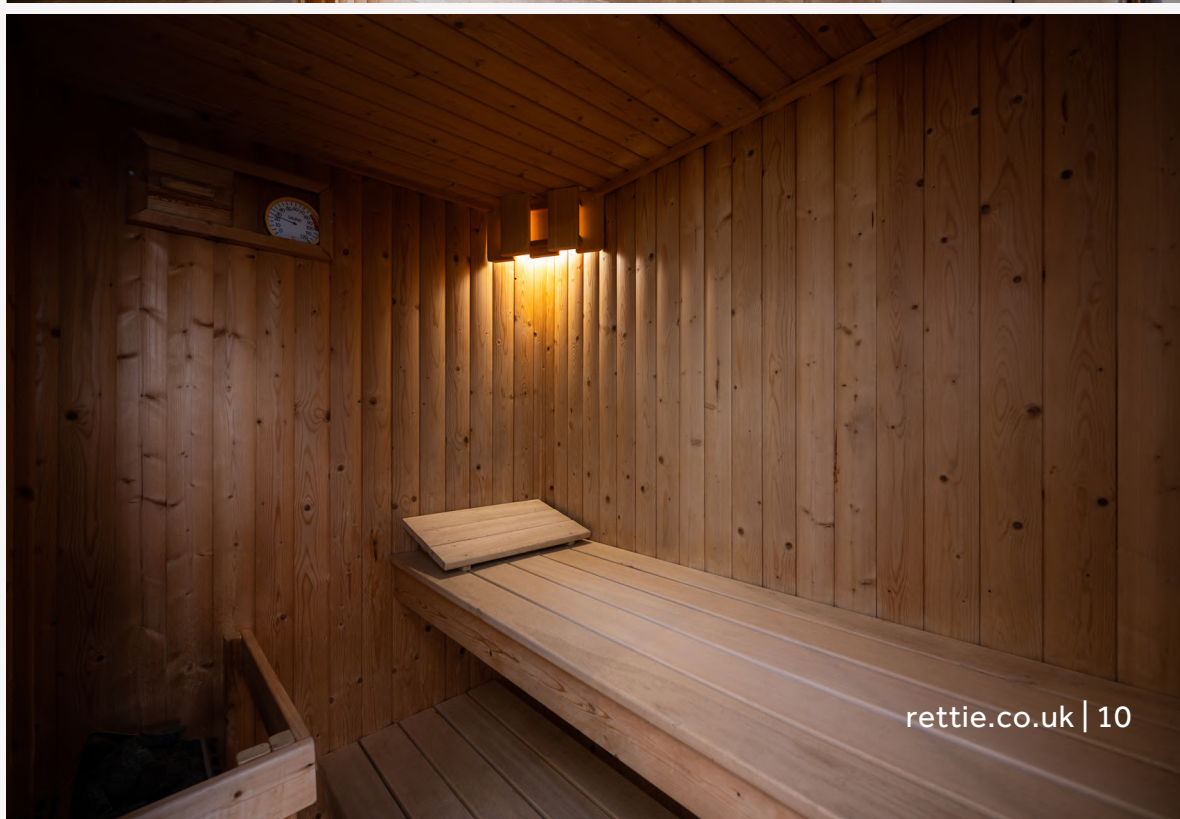
These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

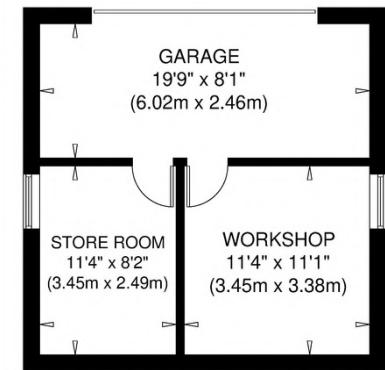
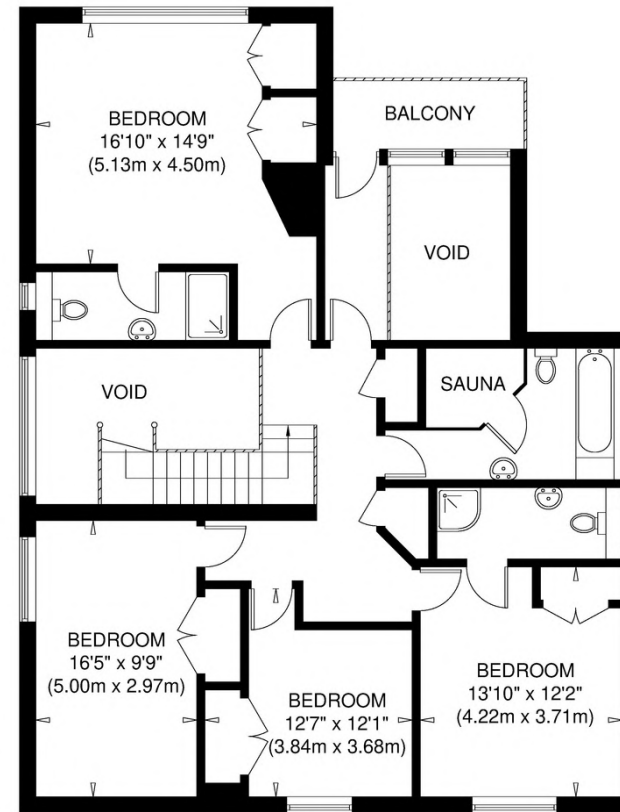
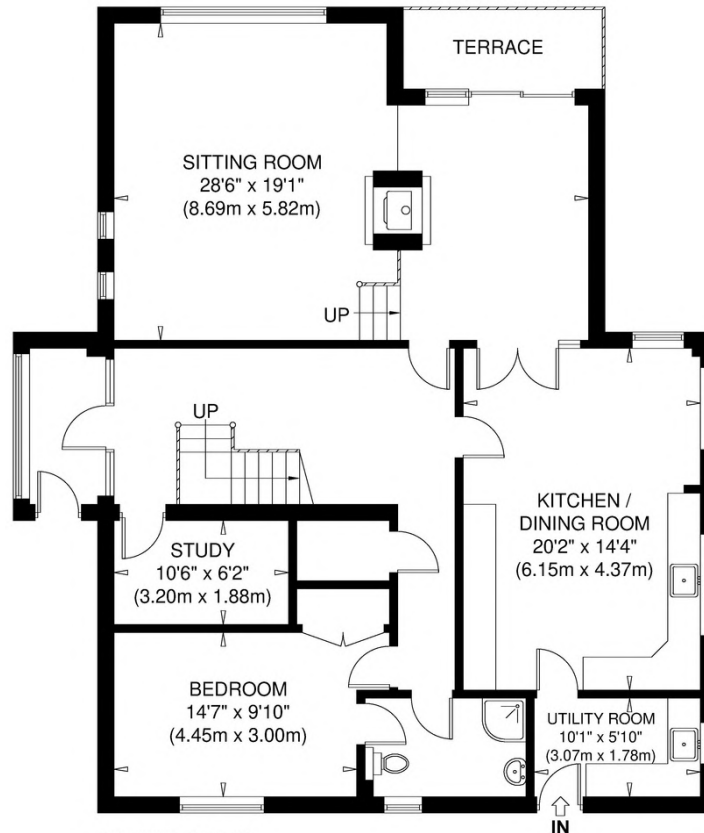
Offers

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.





RETTIE

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

LINDEN HOUSE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA = 253.4 SQ M / 2727 SQ FT
 OUTBUILDING = 36.6 SQ M / 394 SQ FT
 TOTAL = 290 SQ M / 3121 SQ FT

All measurements and fixtures including doors and windows are approximate and should be independently verified.
 Copyright © exposure | www.photographyandfloorplans.co.uk



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 misstatement 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 misstatement 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.







RETTIE

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