



THE GARDEN HOUSE
Forgandenny, Perth, PH2 9EL



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Ideally positioned beside the prestigious Strathallan School, this beautifully presented, architect-designed family home combines generous, versatile accommodation with exceptional landscaped gardens and a superb sense of privacy. With bright, well-proportioned living spaces, extensive glazing, a garden room and an attached double garage, the property offers an appealing blend of contemporary living and established outdoor space in a highly sought-after Perthshire setting.

Summary of Accommodation

Ground Floor:

Entrance vestibule and central hall, living room, kitchen, dining room, utility room, bedroom four/home office, (accessed directly from the garden), garden/breakfast room and WC.

First Floor:

Principal bedroom with ensuite and dressing room, bedroom two with walk-in wardrobe and en-suite shower room, bedroom three with fitted wardrobe, family shower room.

Garden & Grounds:

Wraparound landscaped gardens, traditional coped stone wall defines the south and west garden borders, manicured lawn, mature trees, established borders, paved terraces and pathways, water



 4  3  3

Situation

The Garden House enjoys an enviable position within the village of Forgandenny, close to the grounds of the prestigious Strathallan School and directly opposite Forgandenny Primary School. Set within an attractive residential setting and surrounded by the countryside of the Earn Valley, the property combines a peaceful rural environment with excellent access to Perth.

Forgandenny is a well-established village with a strong community feel, while the nearby city of Perth, approximately 7.2 miles away, provides an extensive range of shopping, professional, cultural and leisure facilities, including restaurants, cafés, sporting amenities and the Perth Concert Hall and Museum.

The surrounding countryside provides excellent opportunities for walking, cycling, golf and equestrian pursuits, while the nearby Gleneagles Resort offers world-renowned golf alongside a range of leisure, spa, dining and outdoor activities. The wider Perthshire area is particularly well placed for exploring the Highlands, St Andrews and the surrounding countryside.

The property is exceptionally well connected, with the M90 accessible via Bridge of Earn and the A9 providing straightforward connections north and south. Perth railway station is approximately seven miles from Strathallan School, providing regular rail connections to Edinburgh, Glasgow and beyond. Edinburgh is readily accessible by road, while Edinburgh Airport is within convenient travelling distance.

General Description

The Garden House is a stunning architect-designed property with a distinctive contemporary aesthetic. The design places a strong emphasis on natural light and indoor-outdoor living, with extensive floor-to-ceiling glazing creating a seamless connection between the principal living spaces and the beautiful surrounding gardens.

A large private driveway leads to an extensive block-paved courtyard, providing generous space for parking and turning, while mature trees and established landscaping frame the approach and create a private setting.

The front door opens into a vestibule leading to a central entrance hall, from which the accommodation flows naturally through the principal living areas. The living room is positioned to make the most of the landscaped gardens, with south facing glazed doors drawing in natural light and providing an attractive outlook across the grounds. A stone fireplace creates a focal point, complemented by solid oak flooring which continues throughout the ground floor, decorative corning and generous proportions.





From here, the accommodation continues into the bright dining room, where extensive glazing overlooks the garden. Timber flooring continues through the space, while the layout comfortably accommodates a large dining table.

The dining room leads through to the kitchen, which forms a sociable hub of the home and is fitted with sleek cabinetry, extensive work surfaces and a large central island. Integrated appliances include a gas hob with extractor, dishwasher and double oven, while glazed doors open directly onto the garden. Beyond, the utility room provides further storage and worktop space, together with a double sink and useful overhead drying rail.

Completing the ground floor is bedroom four, currently arranged as a home office but with ample space to accommodate a double bed, together with a stylish WC featuring contemporary sanitaryware and a striking stained-glass window.

A staircase leads to the first floor, where the landing is naturally illuminated by skylights and features a distinctive curved balustrade. The principal bedroom is a light-filled double-aspect room, with a dedicated dressing room providing mirrored wardrobes before leading through to the en-suite bathroom. Finished in warm neutral tiling, the en-suite features a bath, wall-mounted WC and wash hand basin, with a window providing natural light. Underfloor heating provides additional comfort.

Bedroom two is another well-proportioned double room, with a pleasant outlook and a walk-in wardrobe leading to additional eaves storage. The adjoining en-suite shower room is fitted with a walk-in shower, wash hand basin and WC. Bedroom three provides a further double bedroom with useful built-in storage.

The family shower room completes the first floor, finished in warm neutral tiling and fitted with a wall-mounted WC, wash hand basin and a walk-in shower. A Velux window provides natural light, while built-in shelving offers practical storage, complemented by underfloor heating.

The gorgeous south-facing garden wraps around the house, creating an attractive and established setting. The rear garden is beautifully landscaped, with a broad area of lawn framed by mature trees, shrubs and well-stocked borders. An impressive selection of established trees, including Sorbus 'Joseph Rock', copper beech, cherry, Acer 'Crimson King', ornamental pear and Betula pendula 'Youngii' (weeping birch), provides structure, colour and seasonal interest throughout the garden. Japanese camellia, hydrangeas and mature holly trees add further colour and texture, while a traditional stone wall forms an attractive boundary and overlooks the play park beyond. A pond and attractive water feature add further interest, while raised planting beds and established planting provide texture and character. Paved pathways extend around the house, with generous areas of patio providing space for outdoor seating and dining. Useful water and electricity points are also provided within the garden.



A particularly attractive feature is the glazed garden room, positioned within the garden and overlooking the grounds. The timber-framed structure has a pitched roof and extensive glazing, creating a bright and sheltered space for sitting and relaxing throughout the year, while maintaining a strong connection with the surrounding garden. The adjoining paved terrace provides further space for outdoor seating and entertaining.

Completing the external accommodation is the attached double garage, providing excellent additional parking, storage and workshop space. Generously proportioned, the garage is fitted with electric doors and benefits from direct access to the house. A separate boiler room is also accessible from outside, while the floored attic space above provides useful additional storage and is accessed via a Ramsay ladder.

GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the Selling Agents.

Satellite Navigation

For the benefit of those with satellite navigation, the postcode is PH2 9EL.

Classifications

Council Tax – G

EPC – C

Local Authority

Perth and Kinross Council. Pullar House, 35 Kinnoull St, Perth PH1 5GD. 01738 475000



Tenure

Freehold

Services

Mains water, mains electrics, oil fired central heating, mains drainage. Electric under floor heating in the master en-suite bathroom and family shower room. Propane gas cylinders serve the gas hob within the kitchen.

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.

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, 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 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.

Anti-Money Laundering

All sellers and buyers will be required to complete Anti-Money Laundering (AML) checks via our specialist third-party provider, Coadjute, who conduct these checks on our behalf. These checks will include identity verification, proof of address, and proof of funds if applicable. For further information on how your personal data is processed, please refer to Rettie's Privacy Policy and Coadjute's Data Security Statement.



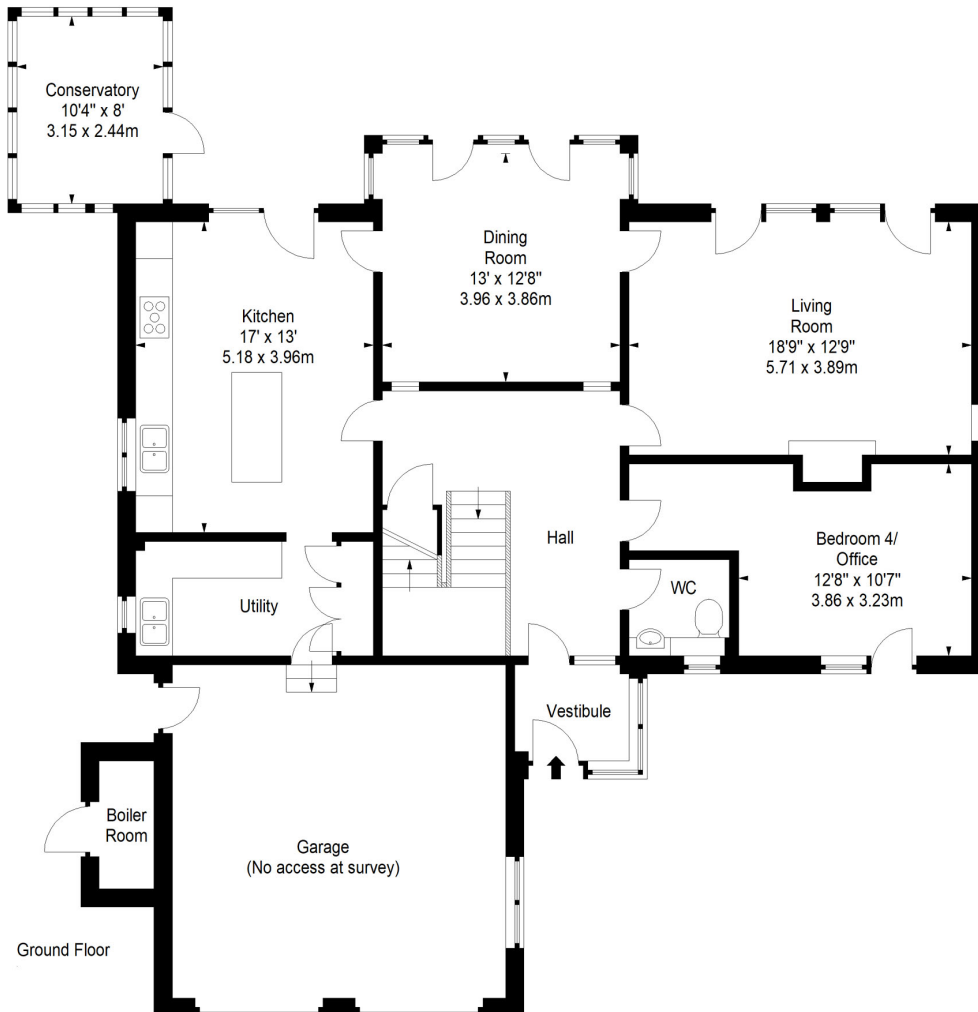


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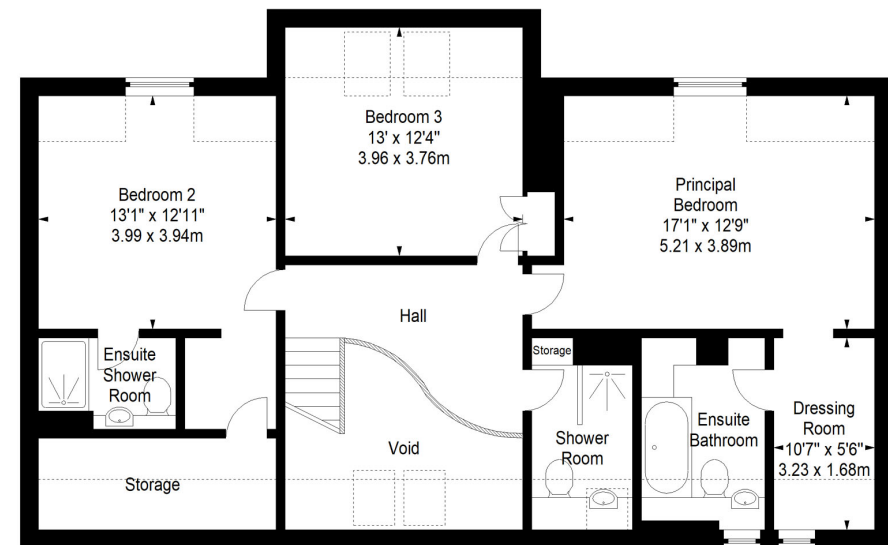


Approx. Gross Internal Area
2324 Sq Ft - 215.90 Sq M
Conservatory & Boiler Room
Approx. Gross Internal Area
103 Sq Ft - 9.57 Sq M
For identification only. Not to scale.
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Garage
(no access at survey)



Ground Floor



First Floor



RETTIE

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