

WESTBANK FARMHOUSE AIRNTULLY, PERTH, PH1 4PH


BIDWELLS



An exciting opportunity to purchase a detached traditional stone built three-bedroom farmhouse which, with some renovation, could create a wonderful country family home within rural Perthshire close to amenities.

- Perth 8.6 miles
- Dundee 25.3 miles
- Edinburgh 54.2 miles

Distances are approximate



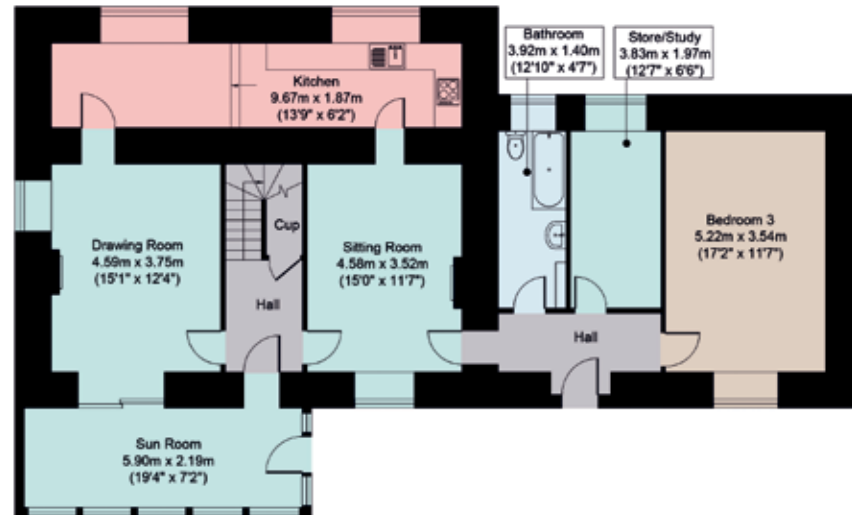
WESTBANK FARMHOUSE
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Situation

The Farmhouse is situated on the outskirts of the hamlet of Airtully, close to the villages of Stanley and Murthly which provide amenities including a grocery shop, post office and a primary school. Any further needs can be catered for in the city of Perth which is located just 13 miles to the south. Perth boasts a good range of shops, hotels, restaurants, sports facilities and cinema as well as the Perth Concert Hall and Perth Theatre.

The property is located within the catchment areas of several schools including Stanley Primary School, St Ninian's Episcopal Primary School, St John's RC Academy Primary and Secondary School in Perth and Perth Grammar School.

- Bedrooms
- Bathroom
- Reception
- Kitchen
- Circulation



Ground Floor

Approximate Gross Internal Area: 169.85 m sq (1827 sq ft)
This plan is for guidance only and must not be relied upon as statement of fact.
All measurements and placement of walls, doors, windows and appliances are approximate.
Not to scale.
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Although in a rural location, the property is under 3 miles east of the A9 and 11 miles north of the M90, offering good access to the major cities and Edinburgh Airport is just 52 miles to the south.

Description

The detached Farmhouse is of traditional stone construction under slate roof and offers peaceful rural living with scope to develop it into a lovely characterful home. This property has great potential with adaptable accommodation, sizeable garden grounds and outlooks to the fields and hills beyond.

Accommodation

The property extends to approximately 174m² and includes:

Ground Floor

- Kitchen/Dining Room
- Sitting Room
- Drawing Room
- Sun Room
- Bedroom 3
- Utility Room

First Floor

- Double Bedroom 1
- Double Bedroom 2
- Bathroom

Outbuildings and Garden Grounds

A large area of hardstanding at the front of the property creates a spacious parking area. A large outbuilding, constructed from stone and block under a corrugated roof, provides ample storage and could be utilised for a variety of purposes.

Additional Information

Services

The property is served with mains electricity, a private water supply and drainage via a septic tank.

Fixtures and Fittings

The property is sold with all fixtures and fittings.

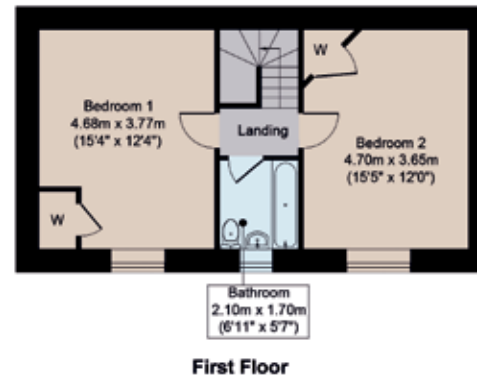
Rates and Home Report

Council Tax: Band E

EPC: F33

Home Report value: £170,000

Home Report available on request.



First Floor



Viewing

Strictly by prior agreement. Please contact Rebecca Boswell on 01738 630666 or rebecca.boswell@bidwells.co.uk

Closing Date

A closing date may be fixed and prospective purchasers are advised to register their interest with the selling agents.

Title

Should there be any discrepancy between these particulars, stipulations, special conditions of sale and missives of sale the last shall prevail.

Offers

Offers in Scottish Legal Form should be submitted to the Selling Agents at their Perth office. Parties are asked to satisfy themselves that they fully understand the implication of offering under Scottish Law.

Important notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Bidwells LLP has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. The above plans are not to scale and are provided for identification purposes only. OS licence NO. ES100017734. © Copyright Bidwells LLP 2017. We may hold your name on our database unless you instruct us otherwise. Bidwells LLP is a limited liability partnership registered in England and Wales (registered number OC344553). Registered office is Bidwell House, Trumpington Road, Cambridge CB2 9LD