



THE LAIRDS

12 ARTHURSTONE HOUSE • MEIGLE • PERTHSHIRE • PH12 8QW

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*Superb first floor apartment within Arthurstone
House with wonderful outlook over the gardens*



Drawing room, breakfasting kitchen, study/dining room
2 bedrooms (1 en suite), bathroom, utility room

Garage and car port

Communal gardens of about 35 acres

EPC = TBC

About 35 acres in all

Savills Perth

Earn House
Broxden Business Park
Lamberkine Drive
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SITUATION

Arthurstone House stands on the south facing slope of a slight ridge in the picturesque and fertile Vale of Strathmore. To the south lie the Sidlaw Hills, to the north the Forest of Alyth, the Grampian Mountains and the Angus Glens, while the local centres of Meigle and Coupar Angus are a short distance to the east and west respectively. The elegant city of Perth, astride the magnificent River Tay, lies about 16 miles to the southwest, and the thriving city of Dundee is about 14 miles to the southeast.

There is a wide range of recreational activities to be enjoyed in the locality. As well as the traditional country pursuits, golf courses may be found nearby at Alyth, Perth and Rosemount (Blairgowrie), while the famous championship courses at St Andrews, Gleneagles and Carnoustie are all within 35 miles. Winter sports may be enjoyed at Glenshee, also less than 35 miles distant.

DESCRIPTION

The Lairds is a superb first floor apartment within the handsome B listed mansion house. The apartment is accessed by an attractive shared hallway with grand staircase to the upper floors. Both the study / dining room and drawing room are on the upper level within the apartment and are bright and spacious rooms. The drawing room is a particularly fine room and has a double aspect to the south and east, along with an impressive fireplace with living flame gas fire.

The kitchen is located down a small flight of stairs and is well set up for modern day living with space for a dining table in the bay window. The kitchen has a central island, granite worktops and appliances which include a microwave, hob, dishwasher and AGA.



The bedrooms are both east facing and have plenty of space for a double bed and furniture. The master bedroom is set up with an en suite shower room while bedroom 2 is serviced by the family bathroom located off the main hallway.

The accommodation is completed by a utility room which has plumbing for a washing machine, a cupboard and built in units with an integrated sink.

To the south of the house there are extensive grass parks with splendid views beyond to the Sidlaw Hills. Discreetly situated within the park are tennis court and a curling pond. The grounds offer excellent space for walking, picnics and outdoor activities all within 35 acres of well maintained grounds, which are owned in common by the proprietors of all 15 properties.

HISTORY

Much history is attached to Arthurstone House. The name is reputed to have come from a stone dedicated by the legendary Arthur to his wife Guinevere. The earliest parts of the present house date from around 1789 when it was rebuilt by Captain James Ramsay upon older remains. In 1838, the then owner, Patrick Murray of Simprim, commissioned William Burn to add the Victorian wings facing southeast and northwest, although much of this work was subsequently dismantled by his son-in-law, Admiral Brunswick Popham. By 1869 the house had come into the hands of Peter Carmichael, head of the renowned jute spinners and manufacturers, Baxter Brothers of Dundee. He added the library and billiard room and the house remained in the Carmichael family until 1990. Subsequently the house was used as a preparatory school until this closed in 2003.

The house was completely refurbished and converted in 2005.

DIRECTIONS

From Perth, take the A94 to Coupar Angus and continue in the direction of Forfar for a further 2 miles. The entrance to Arthurstone House is on the right.

From Dundee, take the A923 and then the B954 to Meigle, from Meigle take the A94 towards Coupar Angus. About 2 miles along the A94, just after Mains of Arthurstone Farm and Arthurstone Gardens, the entrance to Arthurstone House is on the left.

The parking area for The Lairds is located on the right before you get to the main house.

GENERAL REMARKS

Viewings

Strictly by appointment with Savills - 01738 477 525.

Services

Mains water and electricity. Drainage to shared treatment works. Shared LPG tank with metered supply.

Local Authority & tax band

Perth and Kinross Council Tax Band F.

Listing

Arthurstone House is category B listed.

Fixtures & Fittings

Standard fixtures and fittings are included in the sale. Some furniture may be available subject to separate negotiation.



Solicitors

Ledingham Chalmers. Johnstone House,
52-54 Rose St, Aberdeen, AB10 1HA.
Tel: 01224 408 408

Service Charges

There is a service charge to cover the cost of communal maintenance and building insurance.

Photos Taken

May 2019

Date produced

May 2019

Servitude rights, burdens and 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 referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Offers

Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are

advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

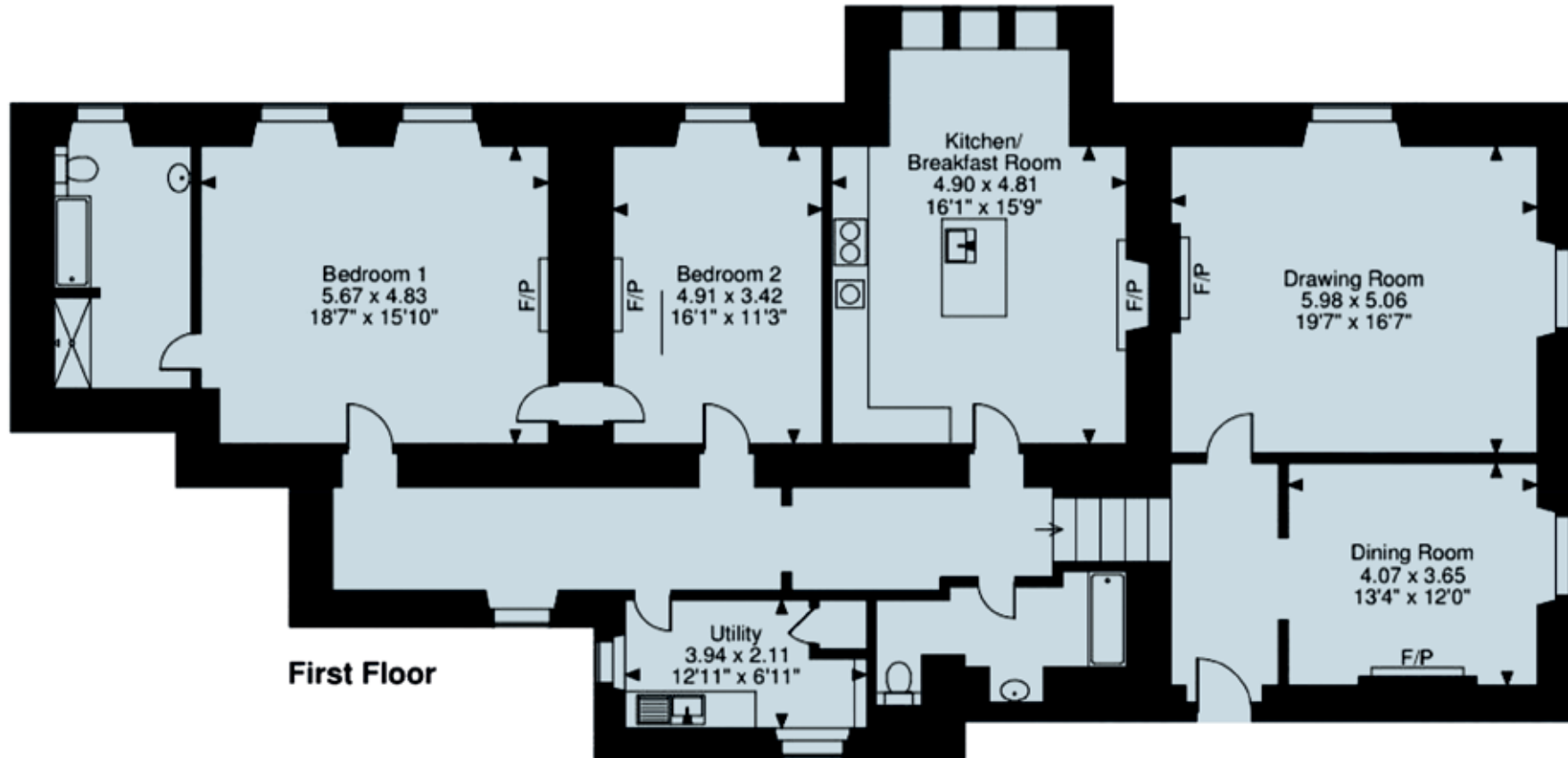
Deposit

A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.



Approximate Gross Internal Floor Area:
198 sq m (2128 sq ft)

For Identification Only. Not To Scale.



IMPORTANT NOTICE

Savills, 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 here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. 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. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 19/06/07 AT