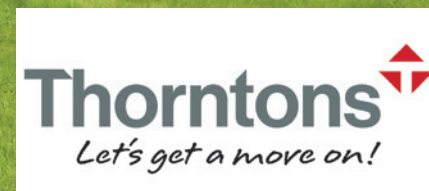




LINCROFT

GOLF COURSE ROAD • BLAIRGOWRIE • PERTHSHIRE • PH10 6LF





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*A fine B Listed Arts and Crafts house in a highly
sought after location on the edge of Blairgowrie
Golf Course*

*Dundee 18 miles, Perth 15 miles, Edinburgh 59 miles
(all distances are approximate)*



5 reception rooms, 8 bedrooms

Integrated double garage and workshop, summer house.

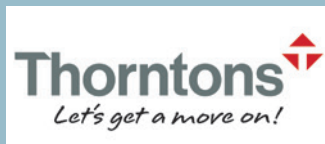
EPC Rating = D

About 1.9 acres in all



Savills Perth

Earn House, Broxden Business Park
Lamberkine Drive, Perth PH1 1RA
perth@savills.com
Tel: 01738 445588



Thorntons Property Services

Whitefriars Industrial Estate
Whitefriars Crescent, Perth PH2 0PA
perthea@thorntons-law.co.uk
Tel: 01738 621212



SITUATION

Lincroft has a fabulous position on the edge of Blairgowrie's renowned Lansdowne Golf Course. Set in just under 2 acres of mature grounds amongst the leafy streets of Rosemount, it is only about 300 metres from the clubhouse and a short drive from the shops in the centre of Blairgowrie. Blairgowrie is a busy rural town with a selection of shops and professional services including two supermarkets, a selection of independent retailers, restaurants, two medical centres and a cottage hospital. Perth and Dundee are both within 18 miles and offer a more comprehensive range of high street shops and services. Lincroft is well situated for commuting to both, and is also ideal for those who enjoy the outdoors. There are three golf courses at the Blairgowrie Golf Club, together with three courses at Alyth and an 18 hole course at Dunkeld. Blairgowrie is within easy driving distance of skiing at Glenshee and the Perthshire hills and Angus Glens. Fishing is readily available on nearby rivers including the Ericht, Isla and Tay. There is primary and secondary schooling in Blairgowrie and private education is available at Craigclowan, Glenalmond, Strathallan, Kilgraston and Dundee High School which are all within about 25 miles. The M90 at Perth links to Edinburgh and the south while the A9 is easily reached at Luncarty or at Dunkeld. There are railway stations at Perth, Dundee and Dunkeld. Dundee Airport has direct services to London Stansted whilst Edinburgh has a wide range of domestic and international flights.

DESCRIPTION

Lincroft is arguably the finest house in the Rosemount area of Blairgowrie. It is situated on the fairway of the Lansdowne Championship Course, close to the Lincroft hole. The house was built in 1938 and designed by Thoms and



Wilkie, a prestigious firm of Dundee architects. The house is B Listed as it is such a fine example of the Arts and Crafts style. There are however also some distinctive Art Deco elements such as the sweeping bowed balconies and bay windows. Large reception rooms with beautiful woodwork and generous curved windows characterise the interior which is perfectly designed for entertaining.

The entrance to Lincroft is via a vestibule which leads into an oak panelled hall. The sitting room and dining room both have symmetrical bowed bay windows and between them the library has double doors opening to the curved verandah. All three rooms have fireplaces and lovely views over the garden. At the west end of the house an extension built in 2007 echoes the original style of the house and comprises a master bedroom suite with dressing room and two en suite shower rooms. The master suite has direct access to the study. At the east end of the house is a kitchen which is open to a dining area in the sun room. Double doors from the sun room open onto the terrace. Between the kitchen and the integrated garage is a suite of utility rooms including a larder, boiler room and WC. There is a guest WC and cloakroom close to the front door.

A timber staircase rises to the first floor where two double bedrooms have large bow windows and access directly to a first floor balcony. One of these has an en suite bathroom and the other has a shower room directly opposite. One further double bedroom also has access to the balcony. There is also a family bathroom. In addition to a smart front staircase, there is a back stair which leads to the first floor and also to the second floor which has the potential to become self contained accommodation with four bedrooms, a bathroom and a small kitchen. There is also a lift which services all floors.

Outside

Lincroft is set in just under 2 acres of mature garden which is well set back from the road and provides the house with a high degree of privacy. There is an in and out tarmac driveway with generous parking space. Mature trees edge the grounds and screen the house from the road and the golf course. An expanse of lawn is laid out to the front of the house and a terrace with herbaceous beds is a lovely place to sit out in good weather.

Outbuildings

Integral double garage with workshop

Detached double garage

Summer house

Greenhouse and garden sheds

DIRECTIONS

On approaching Blairgowrie on the A93 from Perth and the south, turn right into Golf Course Road. The entrance to the private drive to Lincroft is situated about 300m along on the right hand side.



GENERAL REMARKS

Viewings

Strictly by appointment with Savills – 01738 477525 or with Thorntons Property Services 01738 621212.

Services

Mains water, electricity, gas and drainage. Mains gas central heating with electric night storage heating on the second floor.

Local Authority & tax band

Perth and Kinross Council tax band H.

Listing

Lincroft is Category B Listed by Historic Environment Scotland.

Fixtures & Fittings

The fitted carpets are included in the sale.

Photos taken and brochure produced in June 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.



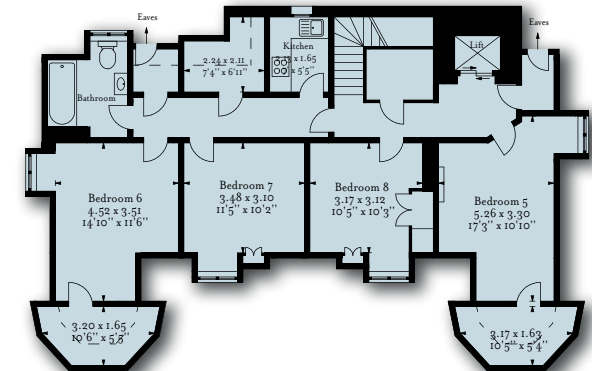
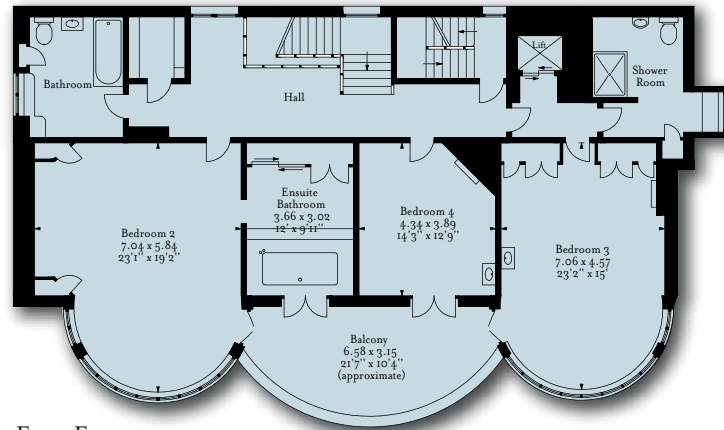
Approximate Gross Internal Floor Area:

Main House: 636.18m² (6848sq.ft)

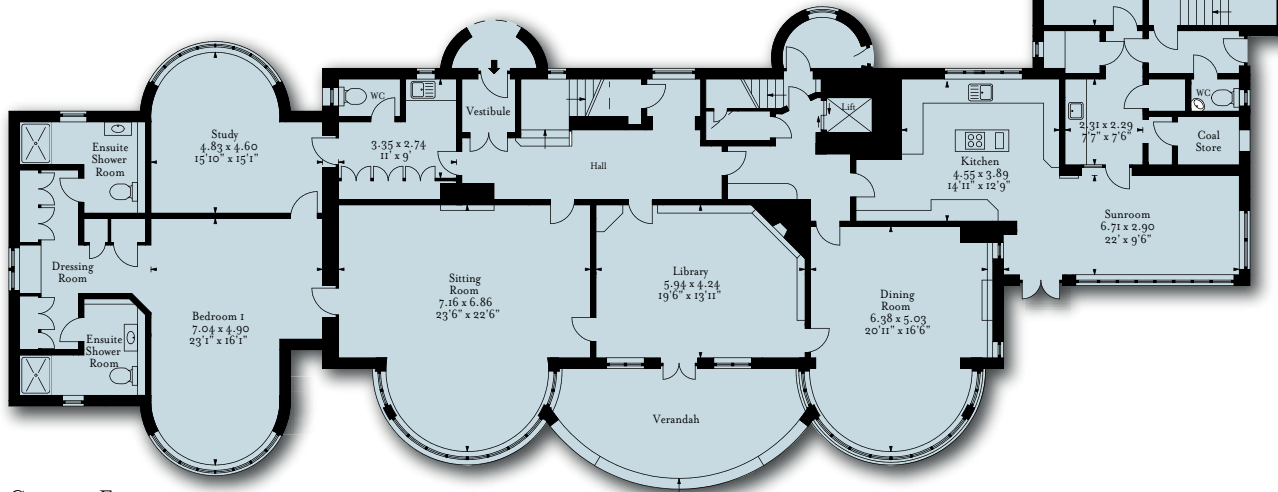
(Including Double Garage/ Workshop)

Detached Double: Garage 48.77 m² (525 sq.ft)

For Identification Only. Not To Scale.



SECOND FLOOR

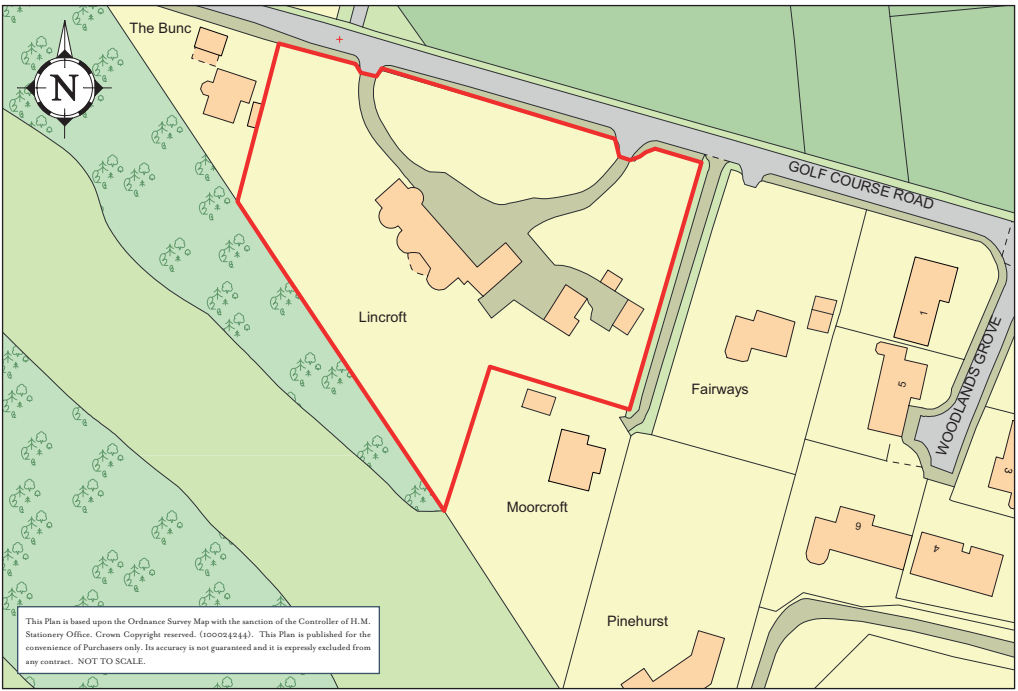
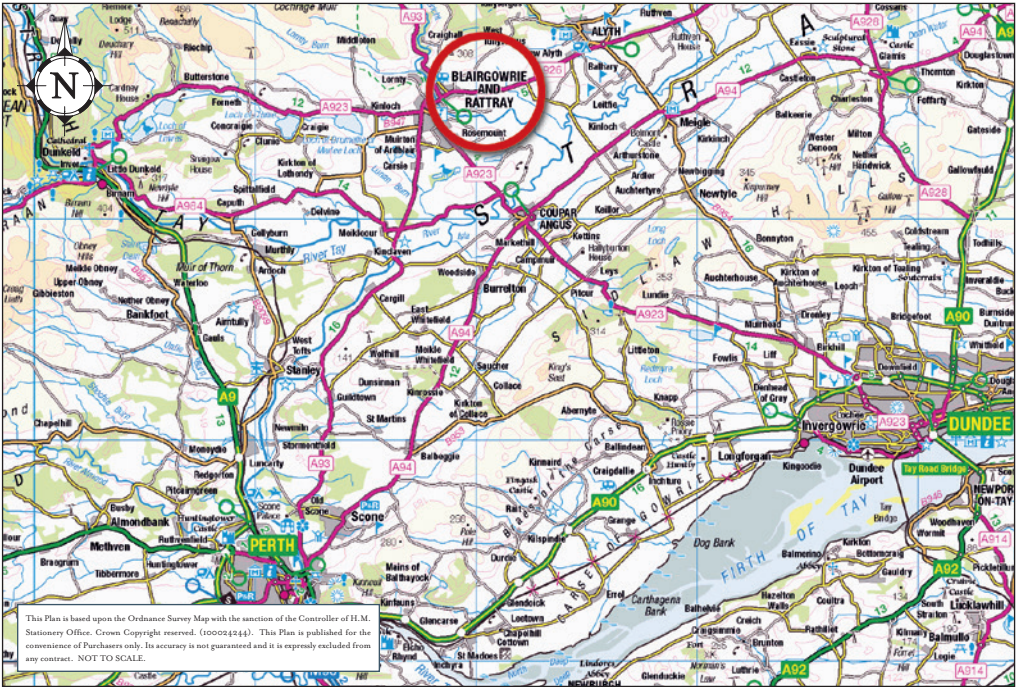


GROUND FLOOR



IMPORTANT NOTICE

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