



A beautifully designed contemporary cottage

Builsberry Cottage, Forgandenny, Perth, PH2 9EX





Vestibule, hall, open plan living room / dining room / kitchen, utility room, study, double bedroom and bathroom • Master bedroom with en suite shower room, bedroom 2 with gallery • Outbuilding and wood store • Garden with terrace • EPC: C

Distances

Perth 7 miles, Dundee 28 miles, Edinburgh 42 miles

Situation

Builsberry Cottage is situated on the edge of Forgandenny just about 3 miles west of Bridge of Earn. Forgandenny has a village shop and post office as well as a church, primary school and Strathallan School. Strathallan is a highly regarded independent school for 9-18 year olds, which is only about 200 metres walk from Builsberry Cottage. Bridge of Earn has a few more local amenities and the city of Perth is only 7 miles north.

Perth has an excellent choice of shops, bars and restaurants as well as a concert hall, theatre, art gallery, museum and cinema. The town's leisure facilities also include the Perth Climbing Centre, the Willowgate Activity Centre, Perth Leisure pool, an ice rink and two sports centres.

Perth is often referred to as a gateway to the highlands and for those who enjoy outdoor pursuits, the rivers, hills and lochs of the Perthshire highlands are all within easy reach. Fishing, shooting and stalking are also readily available from local estates and the ski slopes of Glenshee are about 47 miles north. Local golf courses include the North Inch Golf Course (one of the oldest

in Scotland), Craigie Hill and Murrayshall. Gleneagles and St Andrews are both within easy driving distance of Perth.

Perth train station has regular services to Edinburgh, Glasgow, Dundee, Aberdeen, Inverness and London. Edinburgh Airport is about 40 miles away and there are direct flights from Dundee Airport (24 miles) to Stansted.

There are primary schools both in Forgandenny and in Bridge of Earn, along with two secondary schools in Perth. In terms of private schools, Craigclowan, Strathallan, Glenalmond and Kilgraston are all within an easy drive from Builsberry Cottage.

All distances and travel times are approximate.

Description

Builsberry Cottage is situated on a quiet country lane on the edge of the village of Forgandenny. It was designed and built by the current owners almost two years ago and is an enormously attractive and characterful house both inside and out. Cream render sets off the horizontal larch cladding on the external walls and old Scottish slates have been sourced for the roof. Picture windows of various sizes are strategically placed to frame the views and fill the house with light.



The beautifully simple exterior hides an interior which is full of character as well as being immensely comfortable and practical. The multi-fuel stove with back boiler warms the house and heats the water and being well-insulated, the house retains its heat efficiently.

Double doors at the front of the house open to a vestibule where there is space for boots and coats, and then into a welcoming reception hall. Immediately to the left is the bright and lofty living room which is open to the kitchen and has space for comfortable seating and a dining area. With a full height ceiling and a large picture window, it is a wonderful family room which is also ideal for entertaining. The stove is a warming focal point while French doors from the dining area can be open to the terrace in the summer. The kitchen is thoughtfully designed with attractive shelving and cabinetry, old Belfast sinks and useful central island. Opposite the kitchen is a utility/larder. Also on the ground floor is a large double bedroom with space for a dressing area; a bathroom and a study which could be used as a small child's bedroom.

A timber staircase, with useful space for storage beneath, leads up to the first floor where there is a master bedroom with en suite shower room, a landing with a storeroom and one further double bedroom which, when a set of doors are folded back, reveals a balcony overlooking the main living room.

Garden

Bullsberry Cottage sits in a garden of about 0.2 acres. It is bound by a post and wire fence and has a lovely rural backdrop. A terrace outside the dining room is a sheltered spot for sitting out in the summer.

Outbuildings

Garden store and lean-to log store.

Directions

If approaching from Bridge of Earn take the B935 heading west out of Bridge of Earn and follow the road for approximately 3 miles until reaching Forgandenny. Take the first turning on the left as you enter the village which runs up between a small group of houses. Bullsberry Cottage is the fourth property on the right hand side (the last in the row).

GENERAL REMARKS

Viewings

Strictly by appointment with Savills - 01738 477525.

Services

Mains water and electricity. Private drainage to Klargester biodisc. Electric central heating. Multi-fuel stove with back boiler. The property will be sold with an Architect's Certificate

Local Authority & tax band

Perth and Kinross Council Tax Band E

Fixtures & Fittings

The washing machine is excluded from the sale.

Photos Taken and brochure produced February 2020



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.



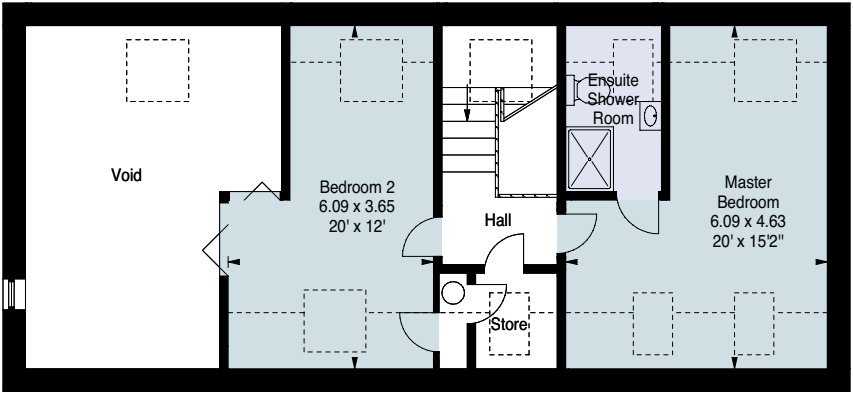
Builsberry Cottage
Gross internal area (approx)
149.01 sq.m (1604 sq.ft)



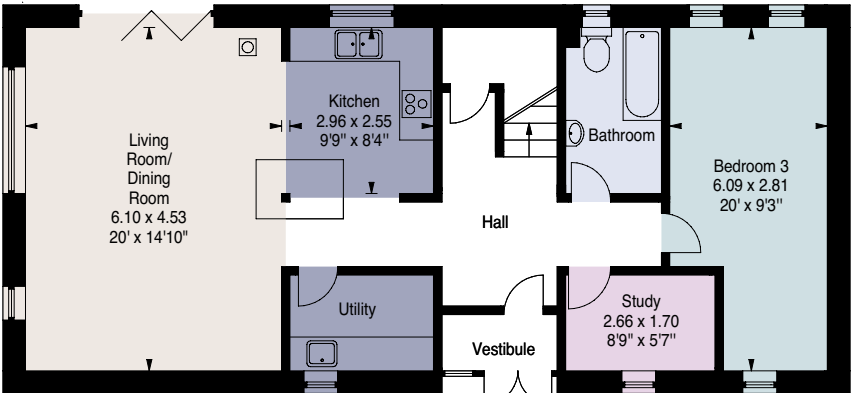
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First Floor



Ground Floor

For identification only. Not to scale. © 20/02/25 SC



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