



# A beautiful modern family home

**The Walled Garden, St Martins, Perth, PH2 6AW**

Freehold



Hall, living room, dining kitchen, sitting room with bar, living room, double bedroom with en suite shower room, utility room, larder and WC • Principal bedroom with en suite bathroom and dressing room, double bedroom with en suite bathroom, 2 further bedrooms and a shower room • Single garage and carport • Enclosed garden with decked terrace • About 0.24 acres • EPC = C

#### Distances

Perth 6 miles, Dundee 20 miles, Edinburgh 49 miles, Stirling 40 miles.

#### Situation

The Walled Garden is situated in the small hamlet of St Martins. It has lovely open views over the surrounding fields and being located at the end of a private driveway shared by just one other property, the house has a very peaceful and rural location. It is however just 1 mile from a village shop in the village of Balbeggie and 6 miles from Perth.

Perth and Dundee both have a comprehensive range of professional services, high street shops and leisure facilities. In addition to primary and secondary schooling in Perth, The Walled Garden is well placed for access to some excellent private schools, with Craigclowan, Ardvreck, Glenalmond, Strathallan, Kilgraston, Morrisons Academy and Dundee High School all within a 24 mile radius.

Perth and Dundee train stations have regular services to Edinburgh, Glasgow, Dundee, Aberdeen, Inverness and London. Edinburgh Airport is about 48 miles away and there are direct flights from Dundee Airport (16 miles) to

London City and Belfast.

The location is ideal for those who enjoy outdoor activities. There are three golf courses at Blairgowrie and a choice of golf courses in Perth including the North Inch Golf Course, Craigie Hill and Murrayshall. Gleneagles and St Andrews are both within 31 miles. The Perthshire Hills and the Angus Glens are easily accessible and popular with hillwalkers; there is skiing at Glenshee (about 37 miles) and first class salmon fishing on the rivers Tay, Isla and Ericht.

All distances and travel times are approximate.

#### Description

The walled garden was built in 2010 in the garden that once belonged to the manse for St Martin's church. The house is characterised by a central wall of glass which throws light into both storeys of the house and gives the interior a wonderfully bright and spacious feel. The accommodation has been thoughtfully designed with family life in mind but is also perfect for accommodating guests and for entertaining. The entrance hall with a galleried landing above provides access to the main rooms. The living room with its central stove and full height glazing is the most impressive





of the rooms. There is also a bespoke shelving unit. The living room has double doors to the kitchen which is beautifully fitted with an angled breakfast bar as well as space for a dining table overlooking the garden. All the integrated appliances in the kitchen are Miele, this includes the fridges, microwave, oven and dishwasher. Built into a cosy room off the hall is a bar which is a fun and atmospheric room for entertaining but could easily be used as an office depending on a buyer's requirements. On the ground floor there is also a double bedroom with en suite facilities, a utility room and a larder.

The galleried landing on the first floor is a fabulously versatile space which has elevated views over the countryside. The principal bedroom suite has a beautiful bathroom and a dressing room. There is one further en suite bedroom and two double bedrooms which share a family bathroom. There are bespoke built in wardrobes in 4 out of the 5 bedrooms. All the bathrooms in the house have been refitted 3 years ago, all having the benefit of underfloor heating. There is CAT 5 cabling throughout the house. The house has been beautifully maintained by the current owners.

### **Outside**

The Walled Garden is approached by a shared private driveway which leads to a parking area beside the house and garage. The garden is mainly down to lawn on the south side of the house with a decked terrace providing a perfect place to sit out in good weather.

### **Outbuildings**

Single garage and carport

### **Directions**

From Perth take the A94, via Scone, heading north towards Coupar Angus. After about 6 miles, on entering the village of Balbeggie, turn left onto St Martins Road (signed to St Martins). Follow the road out of the village. After about 1 mile it is possible to see The Walled garden on the right and then turn right shortly after into a shared driveway. Follow the private road, leading round to the left behind the neighbouring steading to the entrance to The Walled Garden.

### **GENERAL REMARKS**

#### **Viewings**

Strictly by appointment with Savills - 01738 477525.

#### **Services**

Mains water and electricity.  
Private drainage.  
Heating by air source heat pump. Underfloor heating throughout the ground floor and in every bathroom.

#### **Local Authority & tax band**

Perth and Kinross Council tax band G





**Fixtures & Fittings**

The carpets, curtains, blinds and light fittings are included in the sale.

**Servitude rights, burdens and wayleaves**

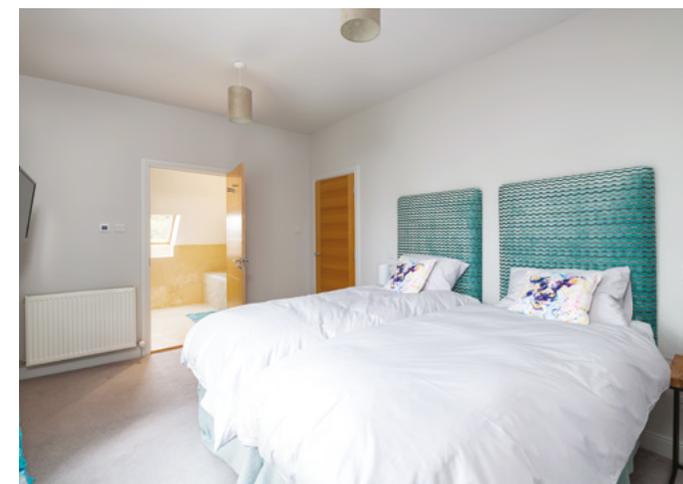
The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, 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.

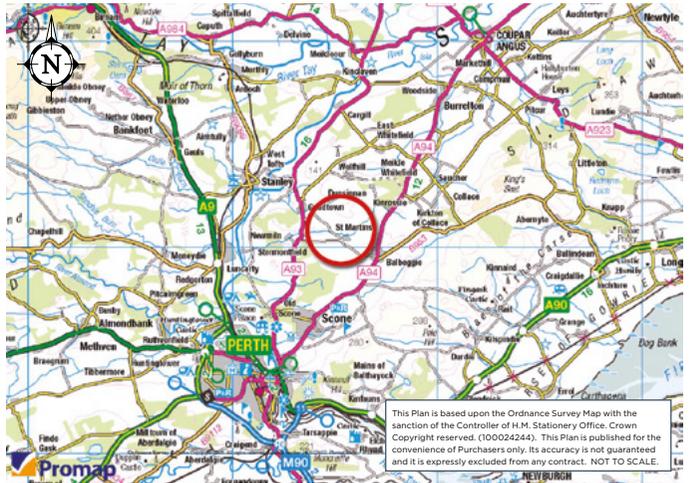
**Offers**

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.





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**Gross internal area (approx)**

345.7 sq m/3,721 sq ft



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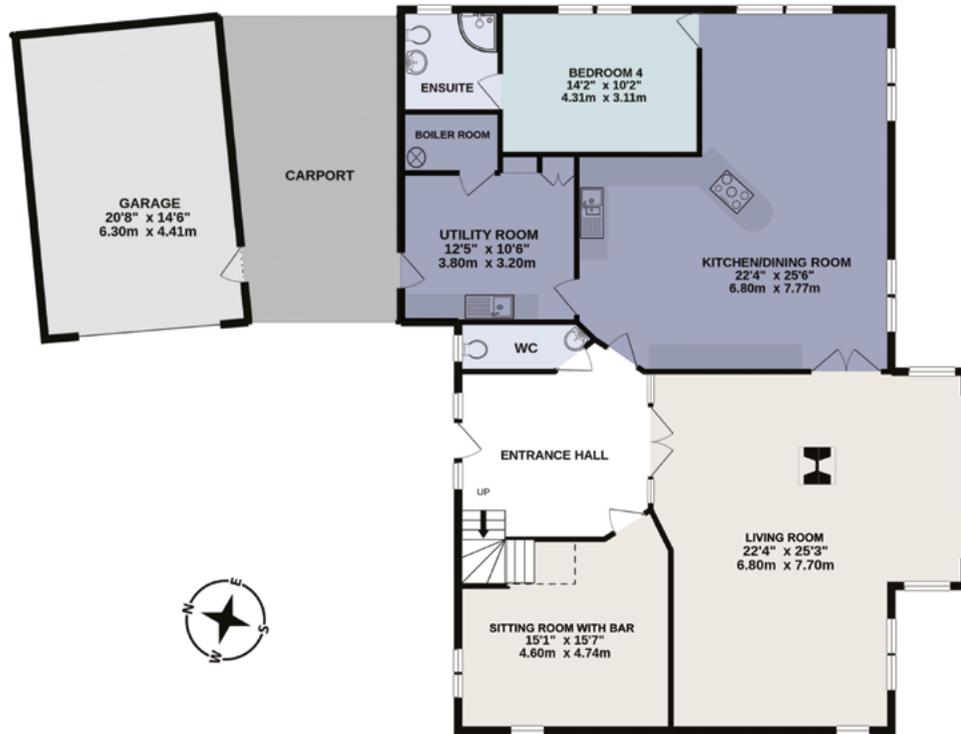
**Savills Contact**

Savills Edinburgh

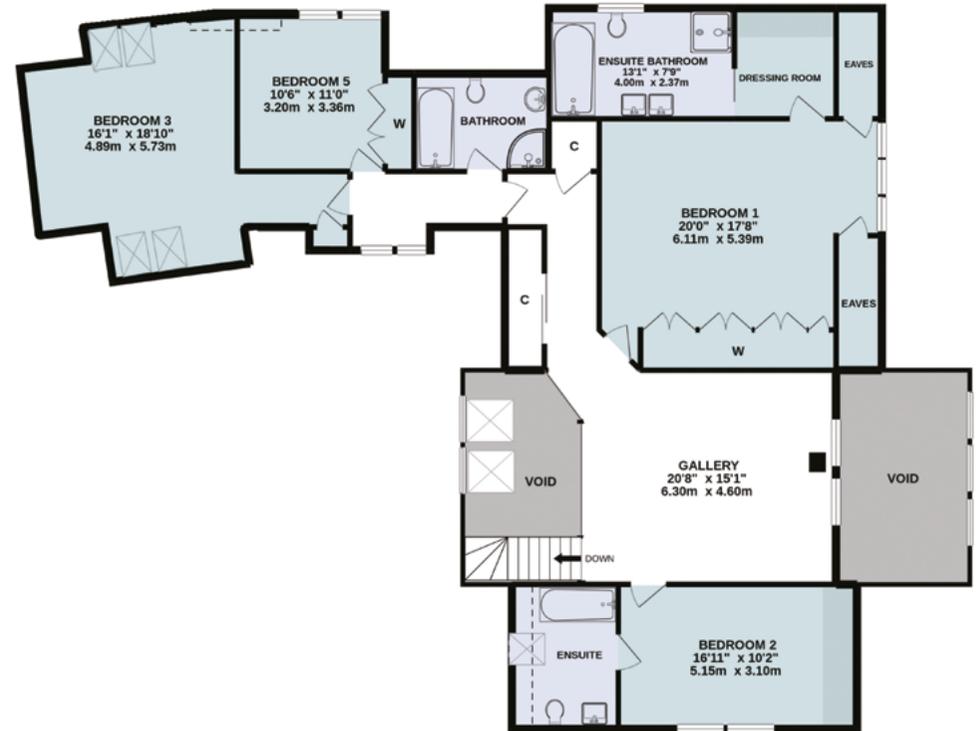
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**Ground Floor**



**First Floor**

For identification only. Not to scale. © 20/10/27 ER

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