

# Douglaslea Cottage, Middlebank, by Errol, Perthshire, PH2 7SX (Lot 2)



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Horn Milkbar 0.5 miles west, Inchtute 2 miles, Perth 11 miles, Dundee 11 miles, Kinross 29 miles, Edinburgh 55 miles

Lot 2 at Middlebank Farm: Douglaslea Cottage (34 x 34m) and 36 x 26m of land

Unique opportunity to buy a three-bedroom, detached bungalow with land built in 1976 and upgraded in 2009. It has lovely views over fields and has scope to be extended.

Entrance vestibule

Reception area

3 bedrooms

Kitchen

Large dining room / sitting room

Bathroom with separate shower

Gas central heating, mains water and electricity

Double glazing

Double garage and greenhouse

Located at the end of a cul-de-sac

**EPC Douglaslea Farmhouse EER Band D & EIR Band D**

**Offers over £190,000**

**Option to buy 3.9ac @offers over £9000/ac £35,000**

**Total Offers Over £225,000**



### **Accommodation, all on one level**

#### **Front door reception area and hall (S) 4.0 x 3.24m + 1.41 x 0.92m**

Partly glazed and frosted front door with glazed side panels. Shelved cupboard with electric meter, cloaks hanging area, hatch to attic.

#### **Kitchen (N) 5.14 x 3.34m**

Large three metre long picture window with views to north. Wall and floor units, sink unit, Neff electric cooker and four-ring Indesit hob, plumbing for washing machine, space for tumble drier, airing cupboard, with hot water tank, space for American style fridge, Linoleum tiled floor, partly tiled walls.

#### **Rear entrance vestibule (E, N) 1.39m x 1.24m**

Partly glazed storm door, window to north.  
Storage cupboard (1.09 x 0.94m), boiler room.

#### **WC (W) 2.34 x 0.68**

WC and wash hand basin.

#### **Dining room / sitting room (S, S, N) 6.92m x 3.17m + 3.61m x 3.53m**

Patio doors to garden, three-metre long picture window to south, lovely views over patio to fields, fireplace with wooden mantle and marble effect hearth, imitation gas fire.

#### **Bathroom (N) 2.52m x 1.97m**

Bath, WC and wash hand basin, partly PVC wall over bath, PVC to dado on opposite wall, shower cubicle, heater towel rail, frosted glass window.

#### **Bedroom 3 (N) 2.95m x 3.54m**

Two metre long picture window to north with great views, built in wardrobes.

#### **Bedroom 2 (E) 2.93m x 2.75m**

Two metre long window to east, built-in wall cupboard.

#### **Bedroom 1 (S) 4.45m x 3.80m**

Three metre long window to south with great views, two built-in wall cupboards.

Double garage

Greenhouse

Front garden 43m x 47m

Patio area

Whirligig on rear drying lawn

### **Services**

Mains water, electricity and gas. The gas fire in the lounge requires recalibrated for mains gas. The septic tank is in the field to the south with a soakaway in the field to the south. (Lot 1)

### **Council Tax Band E**

Douglaslea cottage is located at the end of the farm road.

### **Tarred Private Access Roads**

These tarred roads comes in from the Perth Dundee road and off the Horn Milkbar – Grange of Errol road. Maintenance will be as per user.

### **Lot 2**

Lot 2 lands are described as follows

2A Douglaslea cottage driveway and garden	0.30ac
2B Grass paddock	2.30ac
2C Trees	1.60ac
Total	4.20ac

The lands lie about 15 metres / 50 feet above sea level.

**If you don't want the land you could just offer for 3A (the house) on its own as others will offer for Lots 2B + 2C.**





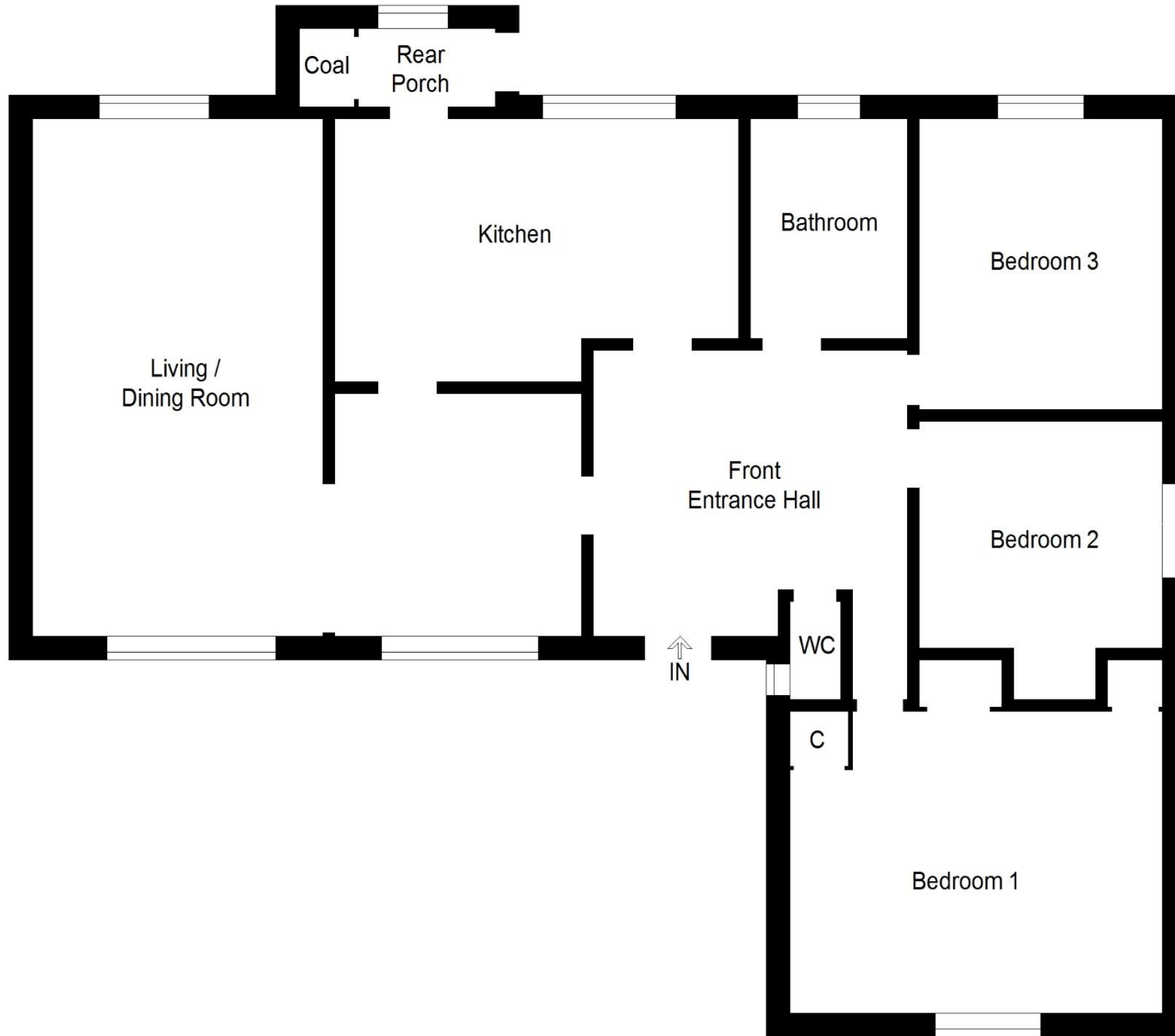


The house is in the trees on the right with the land beyond the paddock on the right

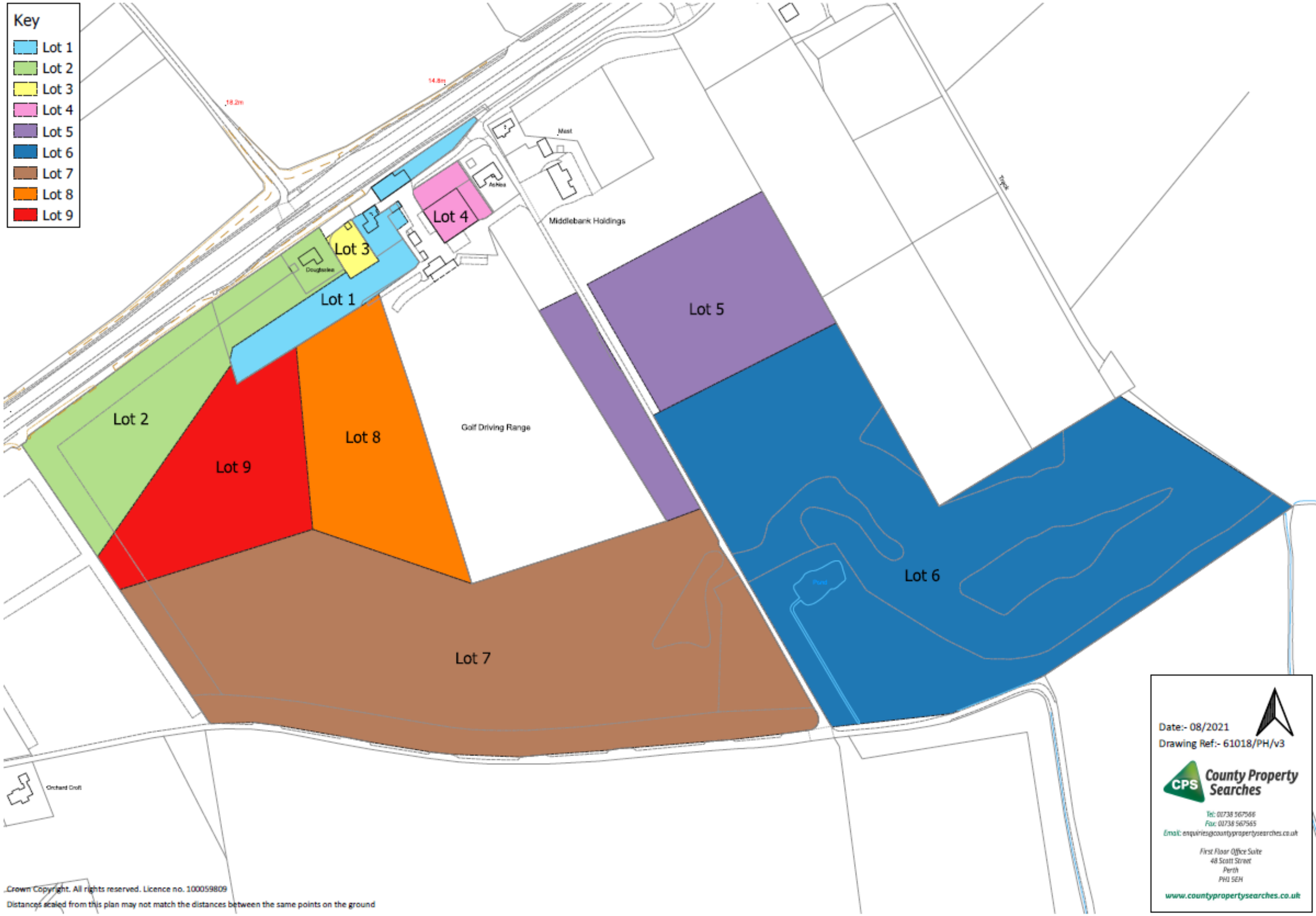


View to the south of the house

Approximate Gross Internal Area = 120.7 sq m / 1299 sq ft



- Key**
- Lot 1
  - Lot 2
  - Lot 3
  - Lot 4
  - Lot 5
  - Lot 6
  - Lot 7
  - Lot 8
  - Lot 9



Date:- 08/2021  
 Drawing Ref:- 61018/PH/v3

**CPS County Property Searches**

Tel: 01738 567566  
 Fax: 01738 567565  
 Email: enquiries@countypropertysearches.co.uk

First floor Office Suite  
 48 Scott Street  
 Perth  
 PH1 5EH

[www.countypropertysearches.co.uk](http://www.countypropertysearches.co.uk)

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 Distances scaled from this plan may not match the distances between the same points on the ground



# SUMMARY OF THE WHOLE FARM SALE PARTICULARS

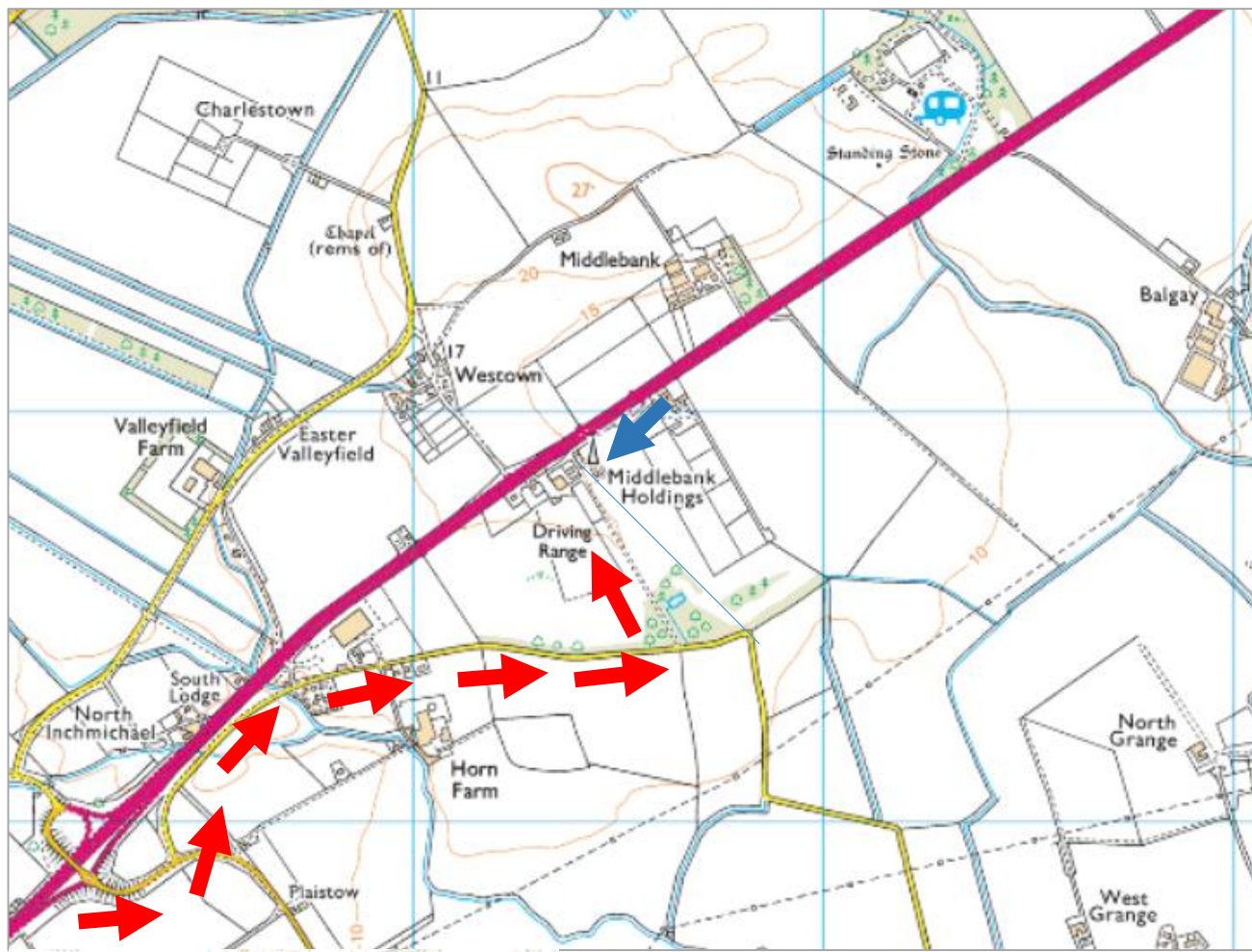
When contacting us please advise if you would like Sales Particulars for certain Lots, or whether you would like the full Sales Particulars which includes every Lot.



<b>Lot 1:</b> Middlebank farmhouse, steading and 1.50 acres	<b>Offers over</b> £540,000
1A – Farmhouse 0.20ac	
1B – Steading 0.10ac	
1C – Paddock to the east 0.10ac	
1D – Paddock to the west 1.10ac	
<b>Lot 2:</b> Douglaslea Cottage and 4.20 acre	<b>£190,000</b>
2A - Cottage 0.30ac	£35,000
2B - Paddock 2.30ac	
2C - Trees 1.60ac	
	<b>£225,000</b>
<b>Lot 3:</b> Proposed House Plot and 0.20ac (planning consent applied for)	£80,000
<b>Lot 4:</b> Two Portal Framed Sheds and paddock 0.50ac. (Possible scope for 4 houses or car storage etc.)	£120,000
<b>Lot 5:</b> 7.5 acres of arable land in two fields, ideal for potatoes, herbs or dog walking @£12,000/ac	£90,000
<b>Lot 6:</b> 17.5 acre S75 Equestrian Holding @£8000/ac Likely to secure a house plot after 2 years	£140,000
<b>Lot 7:</b> 17.5 acre S75 Equestrian Holding @£5,714/ac Likely to secure a house plot after 2 years	£100,000
<b>Lot 8:</b> 3.6 acre of arable land. Likely add to Lots 1, 2 or 3 @£11,944/ac	£43,000
<b>Lot 9:</b> 5.0 acre of arable land. Likely add to Lots 1, 2 or 3 @£12,000/ac	£60,000
<b>TOTAL</b>	<b>57.50 ACRES</b> <b>£1,398,000</b>



Lot	Arable (ac)	Trees (ac)	House & Buildings (ac)	Total (ac)
1A- Farmhouse 1B- Steading 1C- Paddock (€E) 1D- Paddock (W)	0.10 1.10		0.20 0.10	
Total (ac)	1.20		0.30	1.50
2- Cottage			0.30	
Total (ac)			0.30	0.30
Lot 3	0.20			
Total (ac)	0.20			0.20
Lot 4			0.50	
Total (ac)			0.50	0.50
Lot 5	7.50			
Total (ac)	7.50			7.50
6A- Paddock 6B- Trees	10.40	7.10		
Total (ac)	10.40	7.10		17.50
7A- Paddock 7B- Trees	13.20	4.30		
Total (ac)	13.20	4.30		17.50
Lot 8	3.60			
Total	3.60			3.60
Lot 9	7.30	1.60		8.90
Total (ac)	43.40	13.00	1.10	57.50





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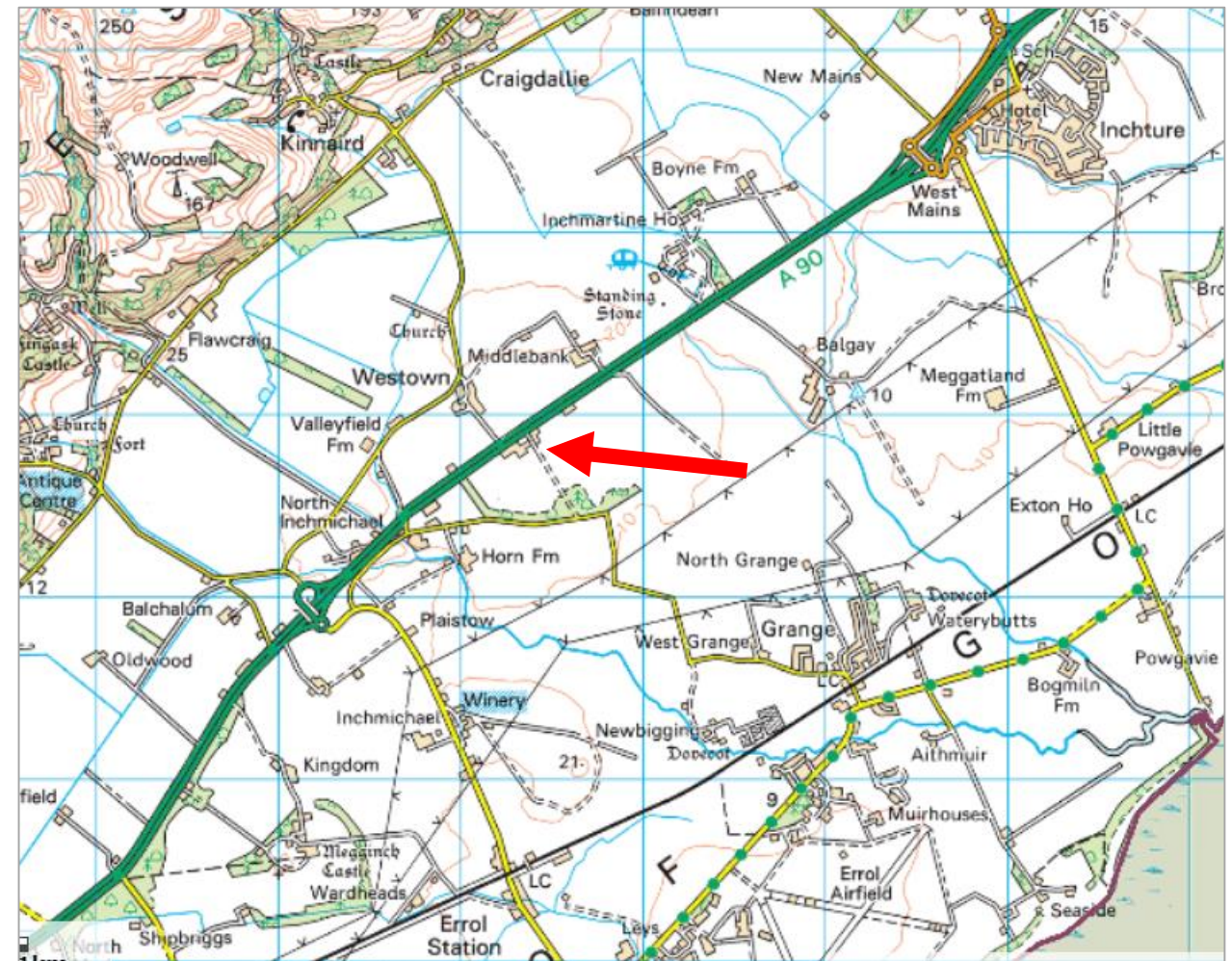
**Key**

-  West entrance
-  East entrance

### Directions

From Dundee: Head out the Perth Road. Two miles after Inchturre turn off the road at the signs for Middlebank Driving Range. If you miss the turnoff go onto the next interchange at Inchmicheal turn left at the roundabout and first left again and continue pass the Horn Milk Bar. Continue for a quarter of a mile and turn left at the signs for the golf driving range.

From Perth: Come off the A90 just after the petrol station. Turn left over the motorway, straight on at the roundabout and then first left. Pass the Horn Milk Bar and Perthshire Caravans. Middleton Farm land is then on the left. Continue on and then first left signposted Golf Driving Range.



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### Amenities

The local primary school is at Inchturre with secondary school at Perth High and Perth Academy. “The fair city of Perth” has wonderful social and sporting facilities as does Dundee. There is a golf driving range at Middlebank and lovely courses at Perth, Dundee and Blairgowrie. The property is only 9 miles from Dundee Airport which has two scheduled flights a day to London City Airport.

### Viewing and registering an interest

Viewing is strictly by appointment only. To arrange a viewing please contact McCrae & McCrae Ltd, 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. Tel: 01383 722454. Out of office hours please contact Rod McCrae on 07711 561814.

### Roads Infrastructure

The plot is served by a private tarmac road which comes off the A92 dual carriageway (with de acceleration lane) and a tarmac road coming in from the south with a high quality tarmac bell mouth and 7 passing places along the public road because planning consent was given for a golf course and the sellers upgraded the south road to accommodate a golf course but never went ahead with the golf course.

### Tree Planting

Trees were planted along the south west and northern boundaries of the farm. This has created shelter and a feel of seclusion.

### Closing Date

It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice.

### Property Misdescription

These particulars do not constitute any part of an offer or contract. All measures are given as a guide and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission or mis-statement in the particulars, during negotiations or otherwise, any representation or warranty whatever in relation to this property.

### Offers

Offers must be submitted in Scottish legal terms to the Selling Agents, McCrae & McCrae Ltd at 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents.

### Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

### Fixtures and Fittings

Any fitted carpets are included in the sale. No other items are included unless specifically mentioned in the particulars.

### Basic Payment Scheme (BPS)

The sellers do not hold any BPS entitlements and as such, there are no entitlements available to purchase.

### Solicitors

Jameson & Mackay, 1 Charlotte Street, Perth, PH1 5LP. Contact: Brian Marnoch. Tel: 01738 631 666.

Email: [brian.marnoch@jamesonmackay.co.uk](mailto:brian.marnoch@jamesonmackay.co.uk)

### Service Rights, Burdens & 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 or not referred to above. The tarred roads are being retained by the sellers. Future maintenance will be on a user basis.

### Particulars and Plans

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

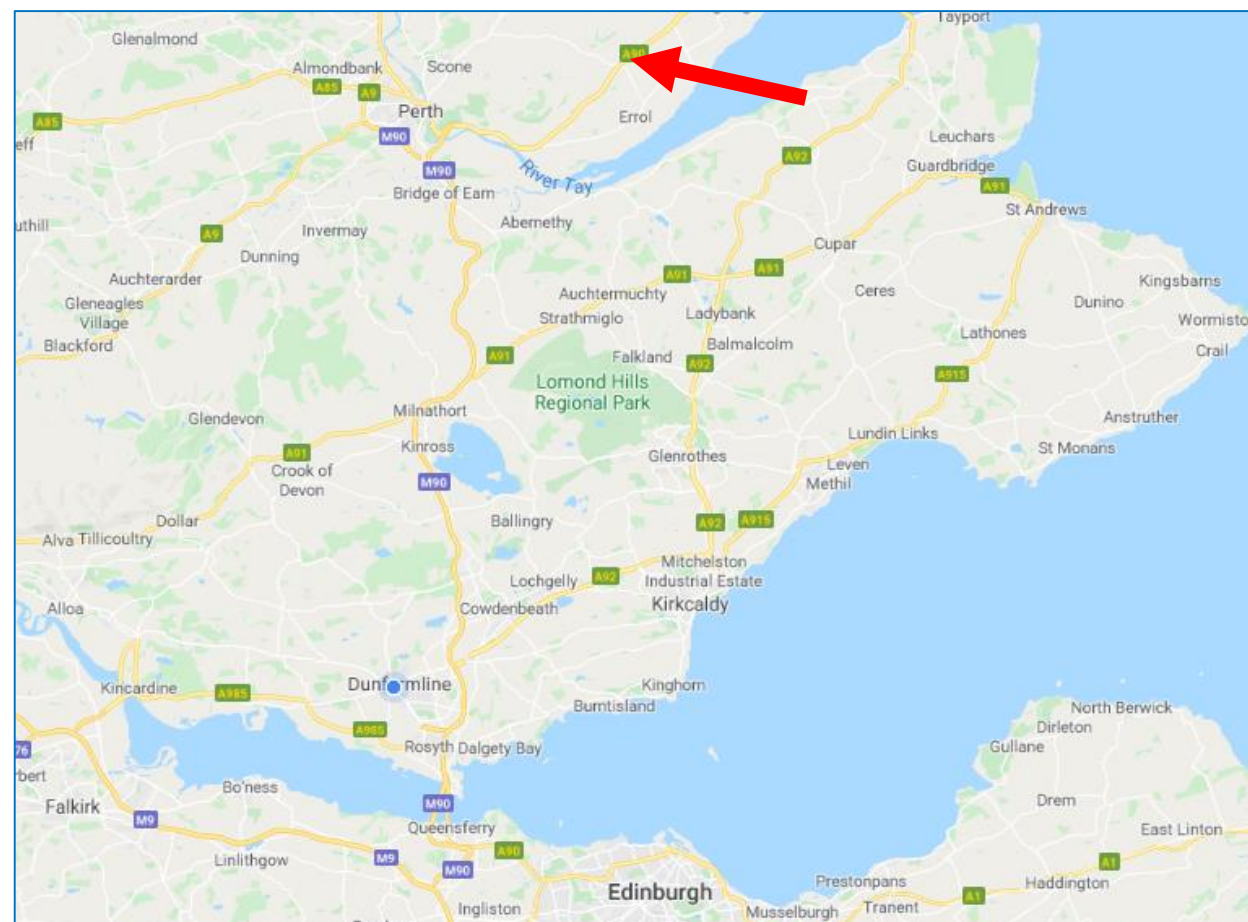
### Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor McCrae & McCrae, the selling agents, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

### Important Notice

McCrae & McCrae and their clients give notice that:

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3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.



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McCrae & McCrae Ltd, Chartered Surveyors, 12 Abbey Park Place, Dunfermline, Fife. KY12 7PD  
Telephone: 01383 722454 Email: [info@mccraemccrae.co.uk](mailto:info@mccraemccrae.co.uk)