

Middleton House, Waterloo, Bankfoot, Perthshire, PH1 4AS



Middleton House, Meikle Obney, by Waterloo, Bankfoot, Perthshire, PH1 4AS

Secluded 4 bedroom bungalow in stunning rural location just 5.5 miles from historic Dunkeld.

Waterloo 1m, Bankfoot 2.5m, A9 4m, Dunkeld 5.5m, Perth 11m, Dundee 29m, Edinburgh 55m, Glasgow 68m

Set in about 0.39ac (0.15 ha), this 4-bedroom cottage is very secluded and located up a very quiet, unclassified public road which serves one farm and three other houses. The property has a large lounge/dining room, and the most amazing panoramic views to the south in particular, and also to the hills to the north and out to the east and west.

Accommodation on one floor (15m x 9m approx)

- Entrance vestibule
- L-shaped hallway
- Lounge/dining room
- Kitchen
- Utility room
- Bathroom
- Four large double bedrooms

Double glazed windows and doors were fitted throughout around 10 years ago. There is mains electricity and private water and drainage. There is a garage measuring around 10 x 2.75m, a tarred parking area and gardens to west and north. There is also a small field to the east of the house measuring 50 x 19m which is included in the sale



Offers over £200,000

Option to rent land measuring 33 x 19m


McCrae & McCrae Ltd
Chartered Surveyors, Estate Agents, Planners & Valuers

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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

General Description

This Dorran house sits in the most beautiful, secluded setting between Dunkeld, Waterloo and Little Glenshee. It has slightly elevated views to the south towards Perth and views to the hills to the east, west and north.

Accommodation

Entrance Vestibule (south east) 1.8 x 1.3m

L-shaped hallway 4.31 x 1.30 – 7.61 x 1.13m

Lounge/dining room 5.68 x 3.23m and 4.03 x 2.54m Bay window (2.30 x 0.74m) with superb south east-facing views and a west facing window to the secluded garden

Utility room with rear door 2.05 x 1.74m

Kitchen 4.22 x 3.69m (north west)
Fully fitted with wall and floor units

Bathroom 3.16 x 1.82m (north west)
Bath, wash-hand basin, WC

Bedroom 1 (north west) 3.16 x 2.74 m

Bedroom 2 (north west) 3.16 x 3.06m

Bedroom 3 (south east) 4.02 x 3.41m
Integrated cupboards

Bedroom 4 (south east) 4.02 x 2.91m

Two fitted wardrobes

All of the rooms have excellent views over open farmland . The house must have one of the best outlooks in Perthshire. Even the Lomond Hills are clearly visible.

Garage, driveway & gardens 34 x 7m (total)

Garage 10 x 2.75m

To the west of the house is a sheltered garden about 18 x 12m. There are assorted trees, including an apple tree to the west, which provide reasonable shelter. There's a washing green in the rear garden to the north of the house and a tarred parking area to the south of the house.

Fields

The field to the east of the house, measuring 50 x 19m (0.23ac), is included in the sale. The field and trees to the east of the above field measuring 33 x 19m (0.15) acres may be available to rent



Situation

Middleton House has the most amazing setting. The lands lie about 120 metres west of a very quiet, unclassified public road which is a 1.3 mile long no-through road. Middleton House itself lies about 150 metres from the road. The house driveway is shared with one other house called 'Sunnybrae' which is located a little further up the metal driveway.

Waterloo is a small village about a mile to the east. Bankfoot (2.5m) has a historic inn, shop and primary school. Nearby is the four-star "Taste of Perthshire", with restaurant, deli, shop and food larder. Historic Dunkeld is 5.5 miles away with beautiful tracks for walking, cycling and riding close to the River Tay. There are hotels, including Dunkeld House Hotel, independent shops, local arts and crafts and a vibrant music scene. There is majestic Dunkeld Cathedral to visit and the magical Hermitage with its forest trails and waterfall.

Perth (11m) has the new Bertha Park secondary school serving Bankfoot. Private schools are at Glenalmond (14.5m), Kilgraston (17m), Strathallan (20m) and the High School of Dundee (30m). Perth also has tourist attractions, leisure facilities and a wide range of shopping outlets. Little Glenshee (2m) is a gem with many trails to explore. Aberfeldy (22.5m) is a thriving town with a cinema, golf and a distillery as well as river-side trails and the famous Birks of Aberfeldy gorge walk.

Services

There is mains electricity and private water and private septic tank. The septic tank and soakaway are located on the other side and to the south of the farm road. They are located in the neighbour's field but there is a legal right to have them there.

Shared Driveway

The driveway is shared with Sunnybrae which is a house, a steading and a few acres.

Dorran Houses

Dorran houses are of non-traditional design as they are constructed of concrete panels. The Halifax would lend on a percentage of the Home Report Value (values are recognised and used by the Halifax). If a concrete skin is added to the existing house to take the weight of the roof Halifax would offer a loan on a higher percentage. We have contacted *three* specialist engineering firms to secure a specification for this work.

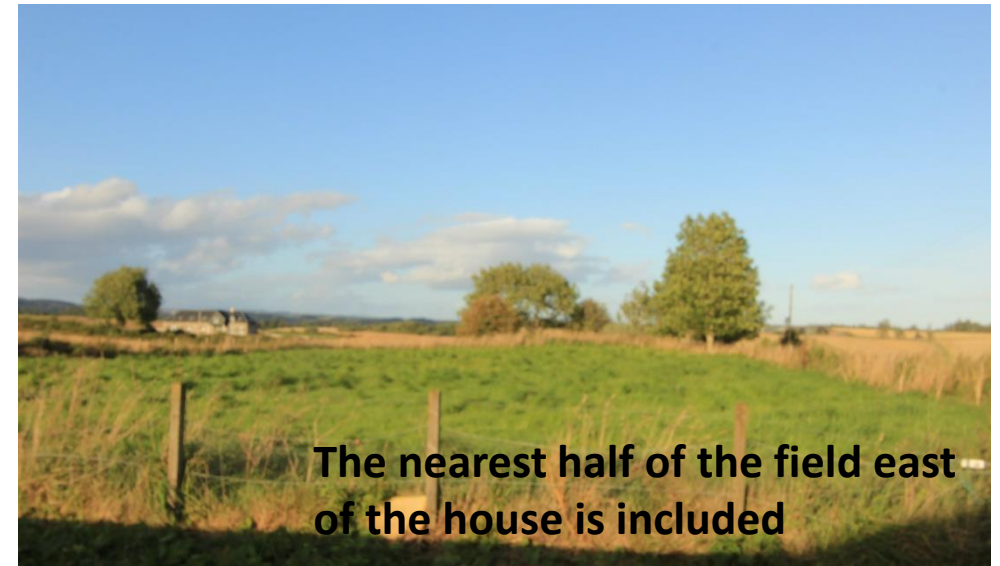
Fairhurst, Dundee: dundee@fairhurst.co.uk

Dinardo, Paisley: paisley@dinardo.co.uk

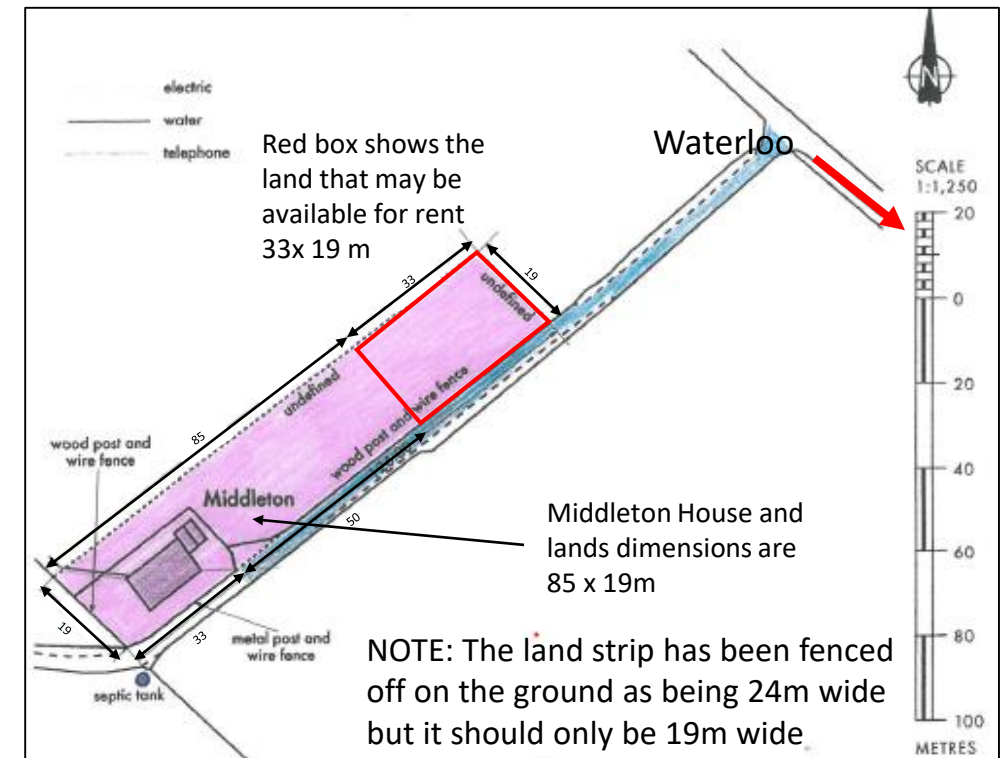
Arch-Henderson, Inverness: inverness@arch.henderson.co.uk

We have also written to local builders to ask them to quote for adding a concrete skin

We apologise there are no internal photographs of the house but these will be taken in January 2020 when the tenant has vacated.



The nearest half of the field east of the house is included





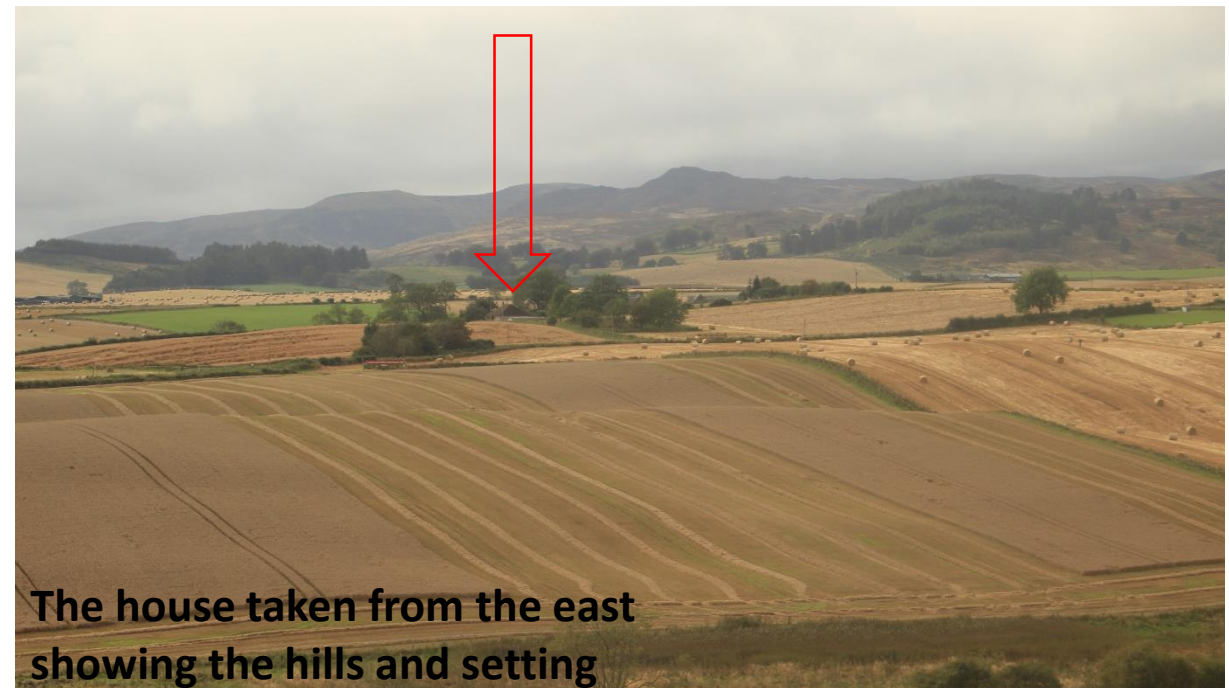
View to the south east



View to the south



The small field 50 x 19m to the left of the road is included



The house taken from the east showing the hills and setting



Rear of the house



View from rear of house

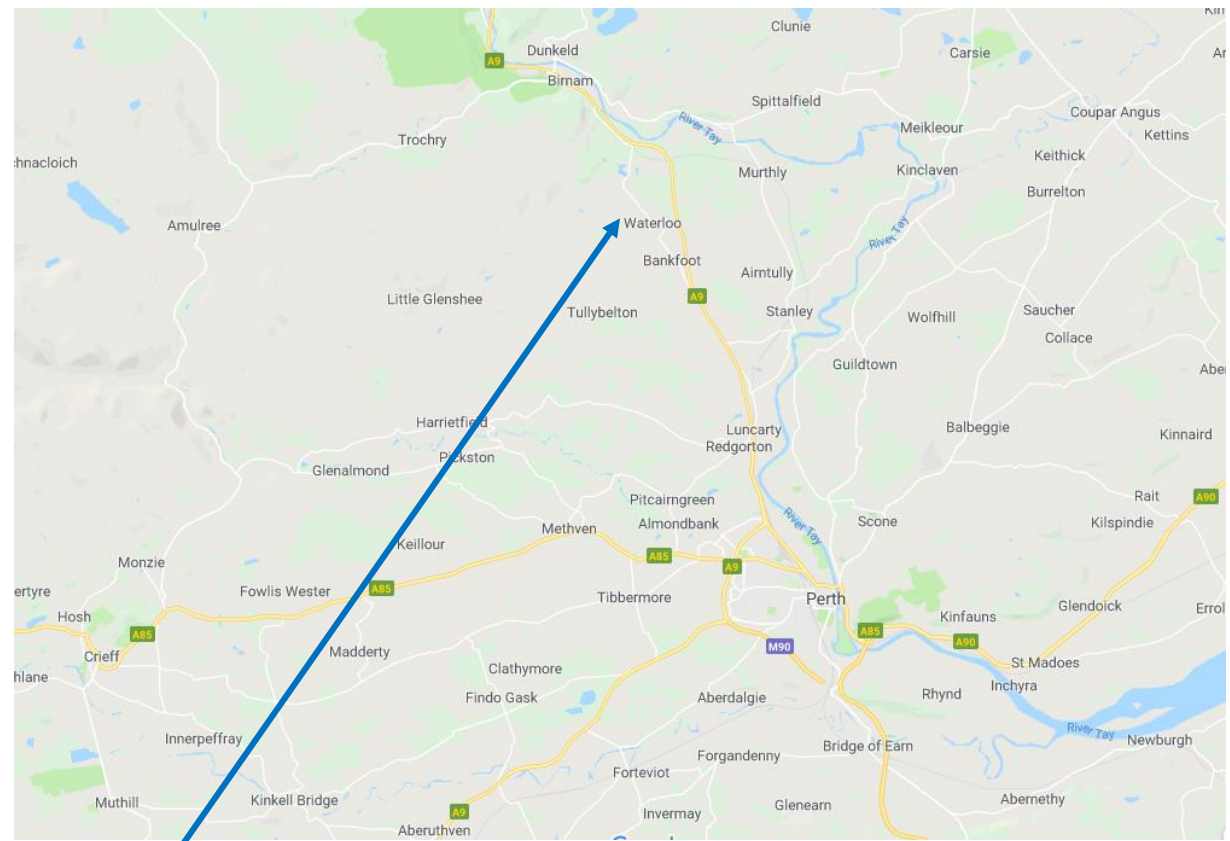
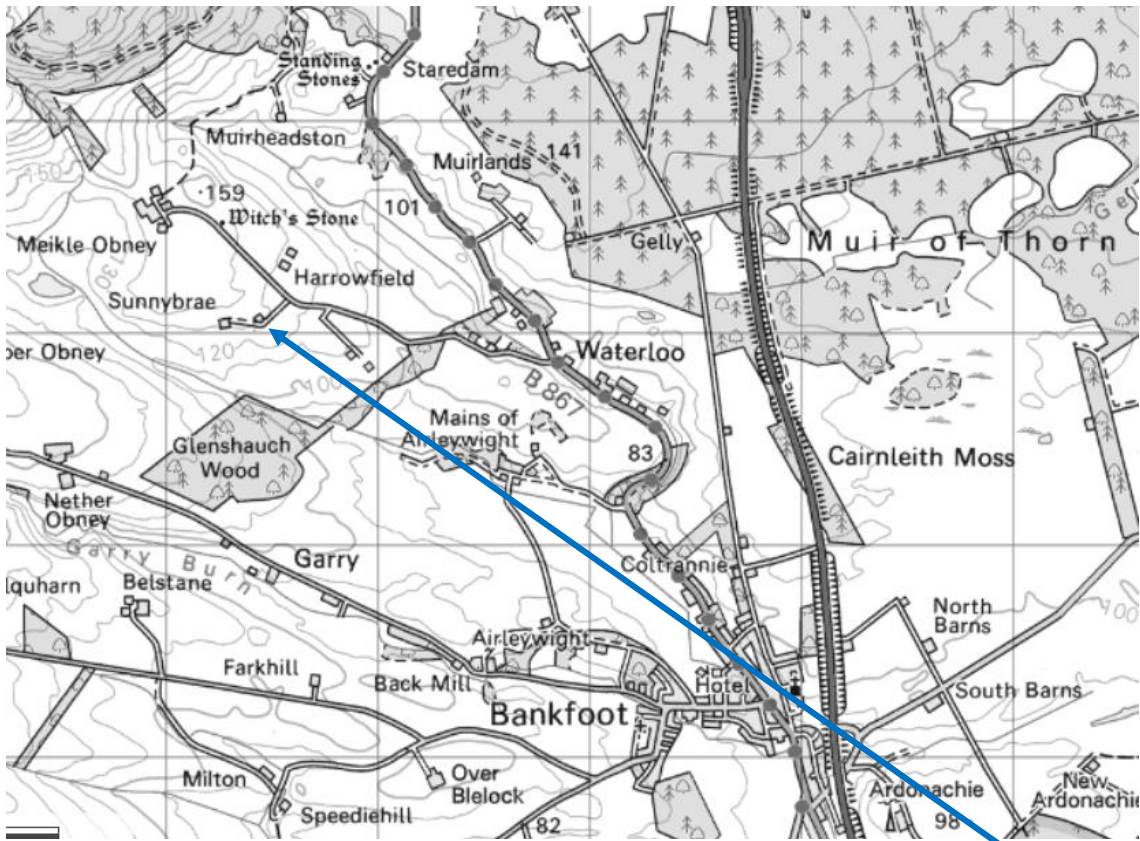


The view to the south west from the house



Dunkeld is 5.5 miles away with lovely walks along the River Tay





Middleton House

Directions

From Perth: Head north on the A9 (currently being upgraded to dual carriageway which will improve access to Perth). Come off at the Bankfoot turn-off, and go through Bankfoot on the B867. As you come into Waterloo take the turn-off on the left to Meikle Obney and continue past a farm stading development. On the left hand side there is a turn-off to Meikle

Obney farm and shortly after there is a turn-off to Middleton and Sunnybrae. The lands of Middleton start about 66m up the metalled farm road. Just after the turn-off to Middleton there is a stone house on the right hand side.

From the north: Exit the A9 for Bankfoot and take the B867 through Bankfoot. Follow directions as above.

Viewing and registering an interest

Viewers can inspect the property without appointment but they view at their own risk. 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. Viewings are carried out by the owners Mr and Mrs Baillie.

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.



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FINANCIAL ADVISORS

McCrae and McCrae can help you set up a self-build mortgage: (a) if you intend to live in the house; (b) if you intend to develop or sell it.

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