



Glebe Cottage

Glebe Cottage, Dundee Road, Newtyle, Blairgowrie, Angus, PH12 8UF

Galbraith

Glebe Cottage, Dundee Road, Newtyle, Blairgowrie, PH12 8UF



Dundee 9 miles Perth 17 miles



 3  2  2

Converted farm steading in a lovely edge of village situation.

2 reception rooms. 3 bedrooms (1 en suite), shower room.

Surrounded by garden ground.

Driveway/Parking for multiple vehicles.

Outbuilding with large garage, store/byre and garden store.

Tranquil semi-rural area.

Highly accessible location.

Offers Over £250,000

Glebe Cottage



SITUATION

Glebe cottage lies in the scenic county of Angus on the western edge of the village of Newtyle and approximately 9 miles to the north-west of Dundee. The house enjoys a scenic and quiet countryside outlook to the south-west. Newtyle provides a primary school, village shop and Post Office, Church and bowling club whilst Dundee offers extensive services including shopping centres, supermarkets, cinema, V&A Museum, DCA, theatre and two universities, together with both railway and bus stations and an airport with regular links to London. State secondary schooling is available at Monifieth as well as a private schooling at the High School of Dundee.

Angus as a county offers many recreational activities. For the golfer, there are a number of courses within a comfortable distance of Newtyle including Piperdam, Carnoustie, Rosemount at Blairgowrie and two courses in Alyth. The Angus Glens offer wonderful hill walking whilst both fishing and shooting are available in the area. For the winter sports enthusiast, the ski slopes of Glenshee lie to the north and can be reached in about an hour's journey by car.

DESCRIPTION

Glebe Cottage comprises a detached two storey home, converted around 55 years ago from a former glebe farm building. The property is of solid stone construction under a series of pitched roofs including Photovoltaic Panels. Internally the house offers contemporary accommodation over two levels extending to about 133 sqm.

The house is approached from the courtyard to the front of the property. The main reception room comprises a sitting room with gas stove burner, which has doors off to a sunroom (overlooking the garden) as well as a studio/office. Further accommodation comprises kitchen, w.c, shower room, utility room and bedroom with dual aspect windows and extensive fitted wardrobes.



Glebe Cottage

Cont/

A staircase leads to the first floor landing where there are a further two bedrooms (one en-suite), large store room and an attic room.

Subject to obtaining the required planning consents the attic room has potential for conversion for other uses.

ACCOMMODATION

Ground Floor: Sitting Room, Sunroom, Studio/Office, Principal Bedroom, Kitchen, Utility Room, Shower Room, WC. First Floor: Two Bedrooms (One En-Suite), Attic Room, Linen store.

GARDEN

The property is surrounded by hedging and stone walls. The private sunny garden is mainly laid to lawn with herbaceous borders, rockery, shrubs, mature trees and a wildflower area.

A separate outbuilding adjacent to the property, contains a large garage, store/byre and a garden store. This building can have a number of uses and could be converted subject to necessary planning consents.

FLOOD RISK

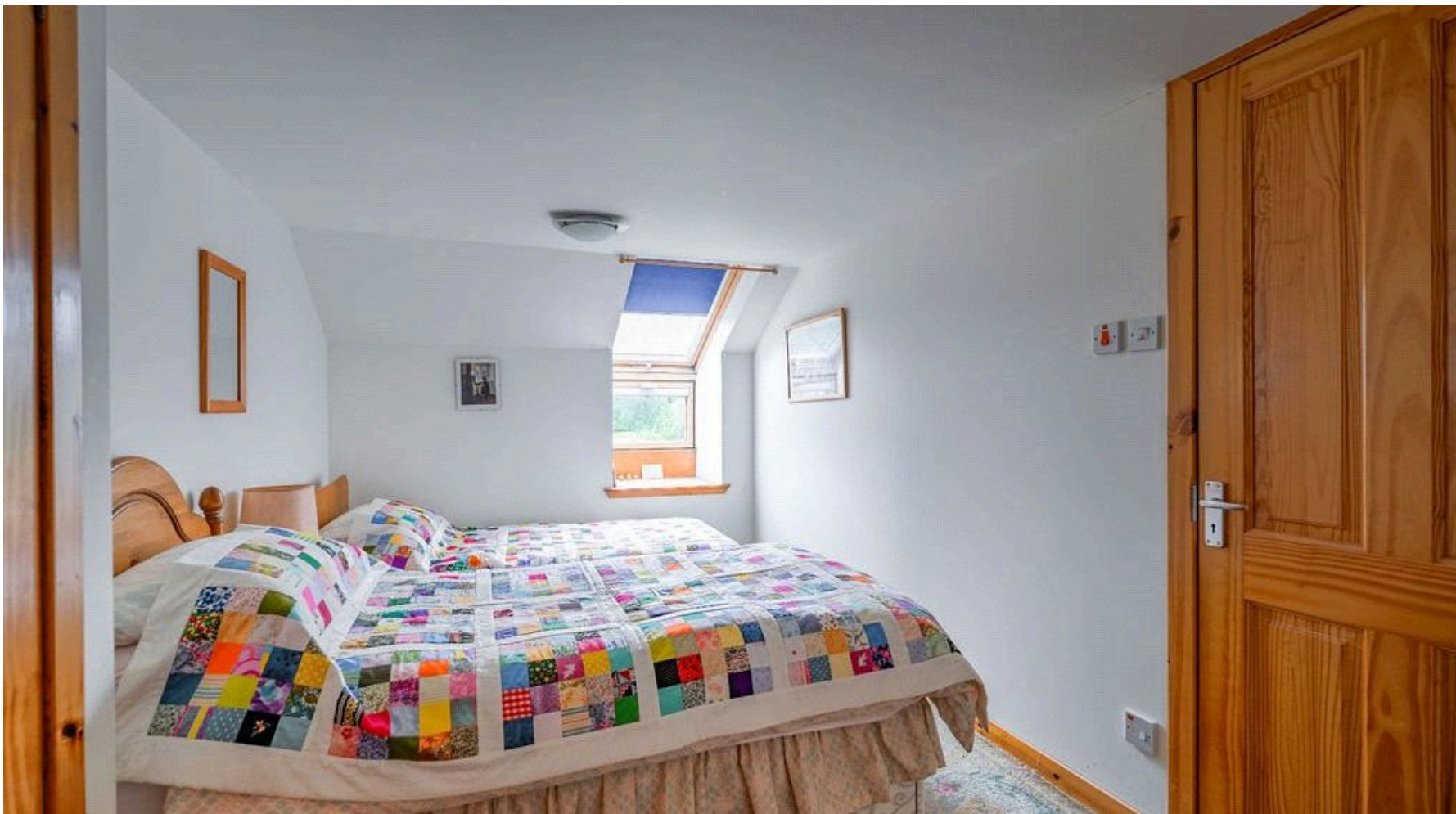
Flood maps of the area can be viewed at
<https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars. Some furniture, garden tools and equipment may be included in the sale by separate negotiation. The dishwasher, curtains and the shelving unit in the sitting room are excluded.











IMPORTANT NOTES:

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in DD/MM/YYYY.

ANTI MONEY LAUNDERING (AML) REGULATIONS:

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either: a) originals of primary (e.g. a passport) and secondary (e.g. current council tax or Utility bill) or b) copies of the same certified and dated by appropriate professional. Failure to provide this information may result in an offer not being considered.



Plans

Total Area: 133 sqm



A compass rose indicating North (N), South (S), East (E), and West (W).

TOTAL FLOOR AREA : 1686 sq.ft. (156.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2025

Viewings

Strictly by appointment with Galbraith Cupar Tel: 01334 659980 Email: cupar@galbraithgroup.com



Tenure

Freehold

Local Authority

Angus Council

Council Tax

C

EPC

C



Services

Water

Mains

Electricity

Mains

Drainage

Mains

Central Heating

Gas

Internet

Yes



Additional Information

ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVITUDES ETC Access from the public road to Glebe Cottage is via a private access track, owned by the property.
Two neighbouring properties have a right of access over the track.



16 St Catherine Street, Cupar, Fife, KY15 4HH
T: 01334 659980 | E: cupar@galbraithgroup.com
galbraith.com

Galbraith