



STEADING COTTAGE

ISLABANK, COUPAR ANGUS, BLAIRGOWRIE



STEADING COTTAGE, ISLABANK, COUPAR ANGUS, BLAIRGOWRIE

Pretty cottage in a great location with beautiful views.

Coupar Angus 2 miles ■ Blairgowrie 3 miles
Perth 15 miles ■ Dundee 16 miles

Offers Over £250,000

- 2 reception rooms. 3 bedrooms
- Flexible reception spaces with cracking views
- Good sized bedrooms
- Pretty garden with mature trees and shrubs
- Fantastic opportunity to create a beautiful family home



Galbraith

Perth
01738 451111
perth@galbraithgroup.com

 OnTheMarket



SITUATION

Steading Cottage lies in an elevated position near the town of Coupar Angus in rural Perthshire. Coupar Angus, just 2 miles to the south, provides a good range of day to day facilities including a village shop, primary school, and doctors surgery. The popular town of Blairgowrie lies just 3 miles to the north and provides an excellent array of services including primary and secondary schooling, shops and super markets, cafes and restaurants, and a health centre.

The fair city of Perth lies 15 miles to the south west and the city of Dundee 16 miles to the south east, both cities have a wide range of facilities, including theatres, cinemas, restaurants and supermarkets. Perth is home to the University of the Highlands and Islands while Dundee boasts two universities and an airport with regular flights to London. Both Perth and Dundee have railway and bus stations with regular services to Edinburgh and Glasgow.

The surrounding area of Perthshire offers a wealth of recreational opportunities and is well suited to the outdoor enthusiast for walking, cycling and horse riding. The area around Steading Cottage is home to a wide array of wildlife and there is easy access to particularly outstanding and varied countryside with hills, woodland, river and rolling farmland. There are a number of golf course locally including three golf courses available in Perth, two in Alyth, Rosemount in Blairgowrie, as well as numerous championship courses at St Andrews. Shooting and fishing can be taken in the nearby area and the pretty Angus Glens such as Isla, Prosen and Lethnott are easily accessible.



DESCRIPTION

Steading Cottage is a lovely traditional cottage which has been well maintained and enjoys super views overlooking Coupar Angus and the hills beyond. Steading Cottage has a lovely sitting room with a log burning stove creating a cosy place to host guests as well as a generous dining room. The kitchen is well proportioned and has access to the garden and provides ample room or a range of wall and base units. Steading Cottage has two double bedrooms, one with a walk in cupboard, and a single bedroom which could also be used as a good sized study.

The accommodation over one floor comprises; Kitchen, Dining Room, Sitting Room, Master Bedroom, Double Bedroom, Single Bedroom, Family Bathroom, Hallway.

GARDEN

Steading Cottage enjoys a delightful, colourful garden which has a variety of mature trees and shrubs. Steading Cottage benefits from a number of sheds and has a generous parking area with room for multiple cars.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Mains	Mains	Private	Freehold	Oil	Band D	Band E



DIRECTIONS

From Coupar Angus take the Blairgowrie Road (A923) north, driving over the River Isla and continue for approximately half a mile, turning left signposted Islabank Farm. Continue up the private driveway for approximately 0.3 miles where the cottage is situated on your right hand side.

POST CODE

PH13 9HJ

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///decorated.people.mailings

SOLICITORS

Anderson Beaton Lamond, Bordeaux House, 31 Kinnoull St, Perth PH1 5EN. T: 01738 639999

LOCAL AUTHORITY

Perth and Kinross Council, Pullar House, 35 Kinnoull Street, Perth, PH1 5GD. T: 01738 475000

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

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. 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

Failure to provide required identification may result in an offer not being considered.





**Steading Cottage,
Islabank Farm,
Coupar Angus,
Blairgowrie,
Perth and Kinross, PH13 9HJ**



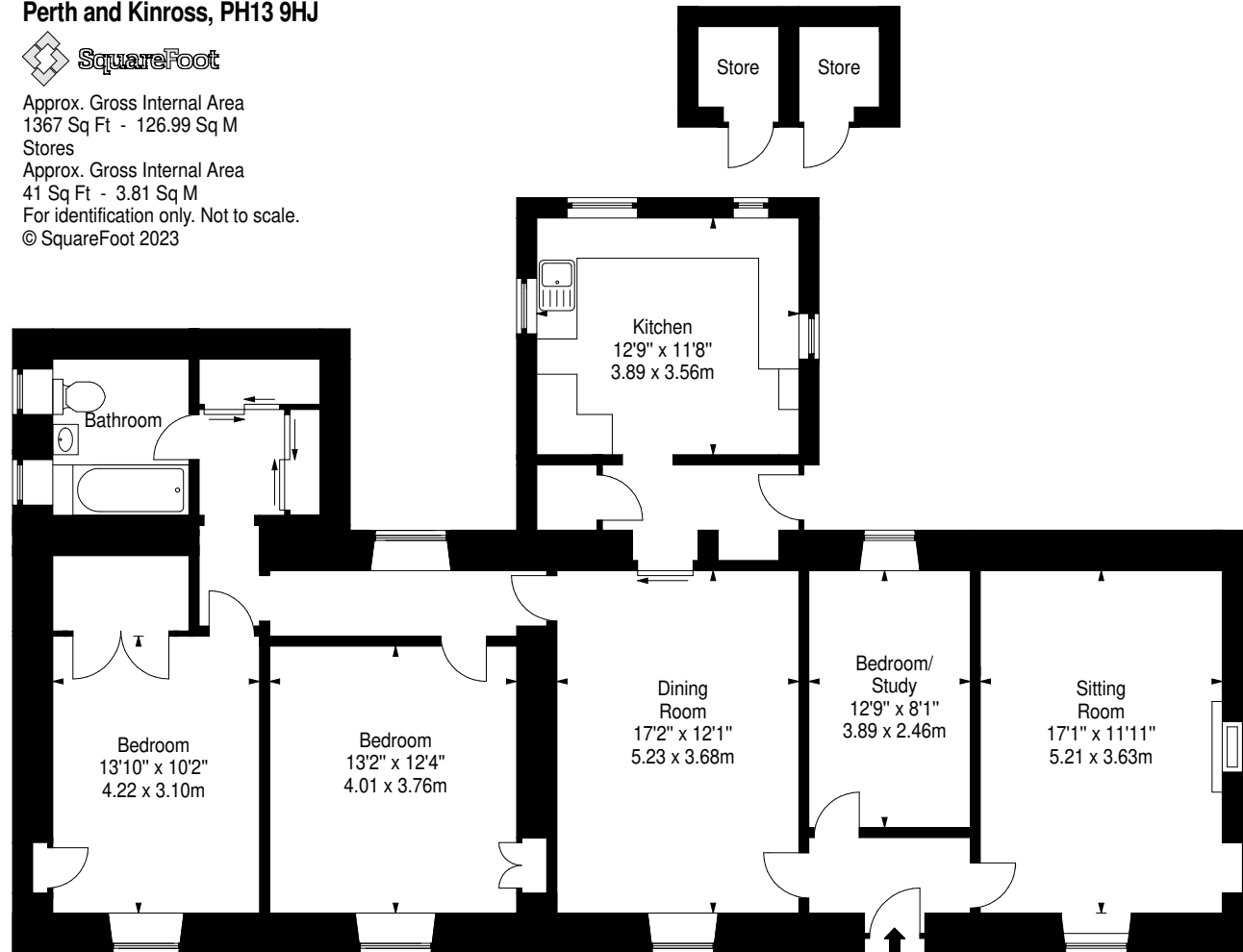
Approx. Gross Internal Area
1367 Sq Ft - 126.99 Sq M

Stores

Approx. Gross Internal Area
41 Sq Ft - 3.81 Sq M

For identification only. Not to scale.

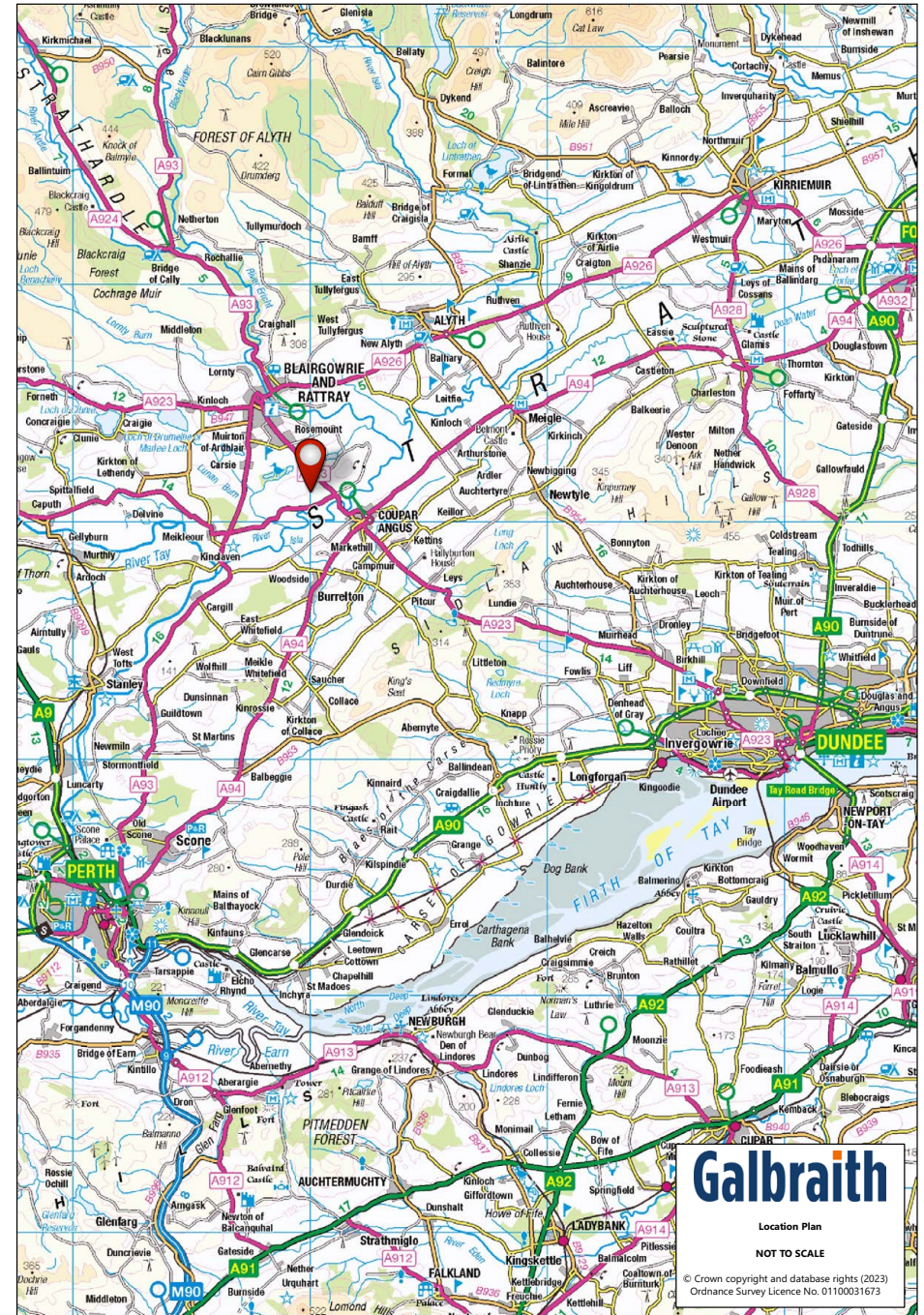
© SquareFoot 2023



Ground Floor

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 November 2023.





Galbraith



RESPONSIBLY PRINTED
PLEASE RECYCLE