



The Kennels

Thorngreen | Kinrossie | Perth | Perthshire

Galbraith

A traditional country cottage in a fantastic location offering flexible accommodation set in lovely garden grounds.



Kinrossie 0.5 miles | Balbeggie 2 miles | Scone 5 miles | Perth 7 Miles | Dundee 17 Miles
(All distances are approximate)

1 reception room. 3 bedrooms

Spacious accommodation with lovely views

Generous garden grounds with ample parking

Super outbuildings with great scope for development

A great rural location with superb views of the surrounding countryside

Convenient, commutable location close to Perth and Dundee

Offers Over £320,000

Situation

The Kennels lies just to the south of the village of Kinrossie in the county of Perthshire and enjoys a superb rural position commanding outstanding views over the surrounding countryside. Balbeggie lies about 2 miles to the south and provides good day to day facilities including a village shop and a primary school. The Fair City of Perth is only a 20 minute drive away and provides an extensive range of facilities such as primary and secondary schooling, hospital, concert hall, cinema, theatre, leisure centre, local and national retailers and a variety of pubs, restaurants and cafes.

The property is also well placed to take advantage of the excellent local transport connections, the new Tay Link Crossing makes access to the A9 very easy and there are bus and rail station in Dundee and Perth. Dundee airport is just 25 minutes drive and Edinburgh airport is only an hours drive.

Description

The Kennels is an attractive traditional cottage which sits within its own garden grounds. The house is of stone construction under a pitched slate roof and enjoys attractive views over the gardens and surrounding farmland. The cottage has flexible accommodation throughout with three generous double bedrooms, a spacious kitchen and an attractive sitting room with an open fire and dual aspect windows.

Accommodation

Porch, Sitting Room, Kitchen, Utility, 3 Double Bedrooms, Family Bathroom.



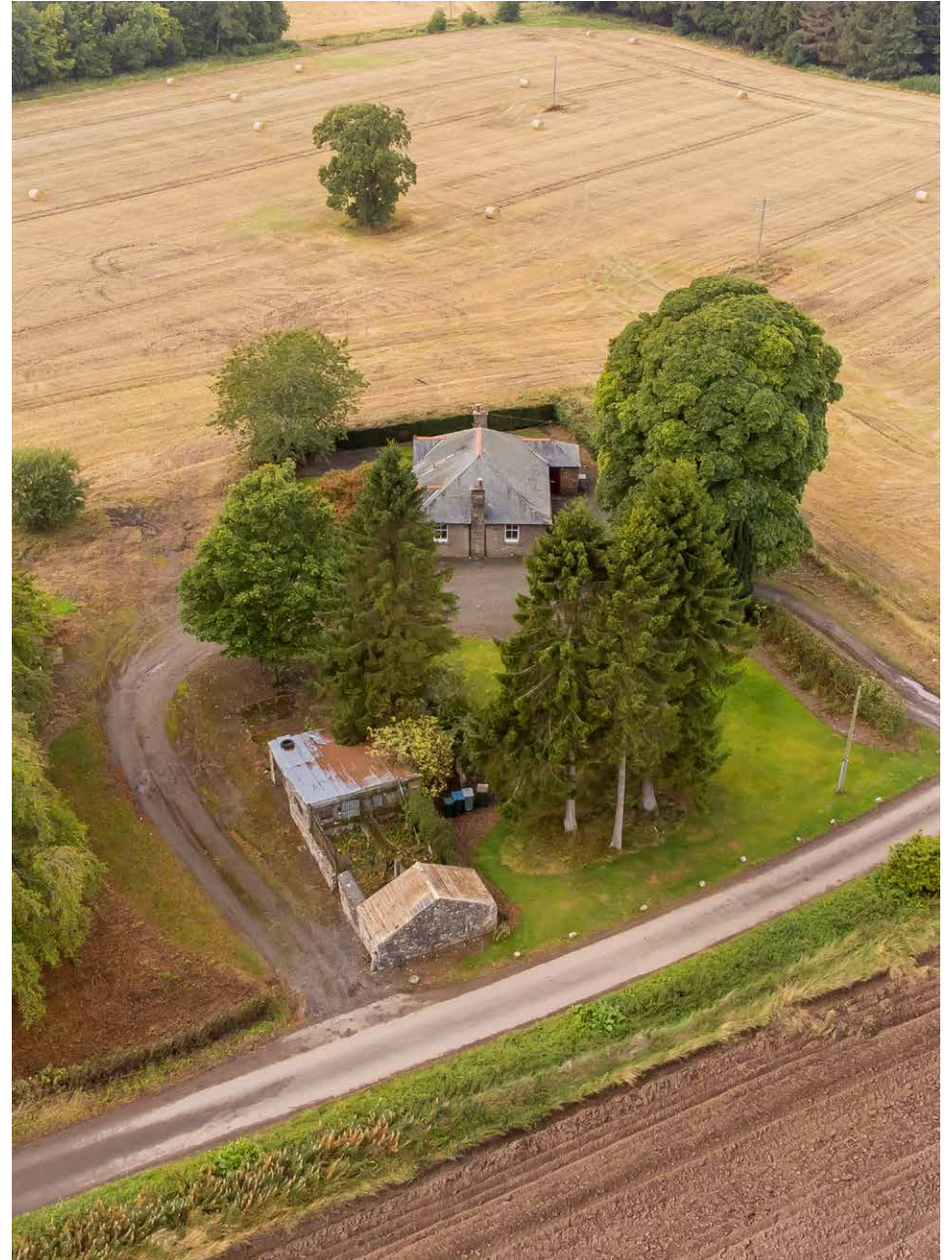




Garden and Grounds

The Kennels sits within a generous garden and is set back from the public road giving privacy and seclusion. An in and out driveway allows for ample parking at the house with room for multiple cars while the garden is mostly laid to lawn with trees and shrubs providing structure and maturity.

Within the gardens there is a range of traditional outbuildings, there are traditional stone buildings and kennels to the front of the house as well as a brick garage with a concrete floor and power. The outbuildings provide great scope to be developed to provide further accommodation or storage, subject to the necessary permissions.



Council Tax and Energy Performance Certificate(s)

Council Tax	Tenure	EPC
Band D	Freehold	E

Services

Water	Electricity	Drainage	Heating	Broadband	Mobile
Mains	Mains	Private	Oil	FTTC	YES

Directions

From Perth take the A94 north. Take the exit signposted for Kinrossie, as you enter the village take the right hand turn at the red post box and follow the road for approximately half a mile, The Kennels will be on the right.

Postcode

PH2 6HW

What3words

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///blunders.simple.cheek

Solicitors

Brodies, Capital Square, 58 Morrison Street, Edinburgh, EH3 8BP

Local Authority

Perth and Kinross Council, Pullar House, 35 Kinnoull Street, Perth, PH1 5GD

Fixtures And Fittings

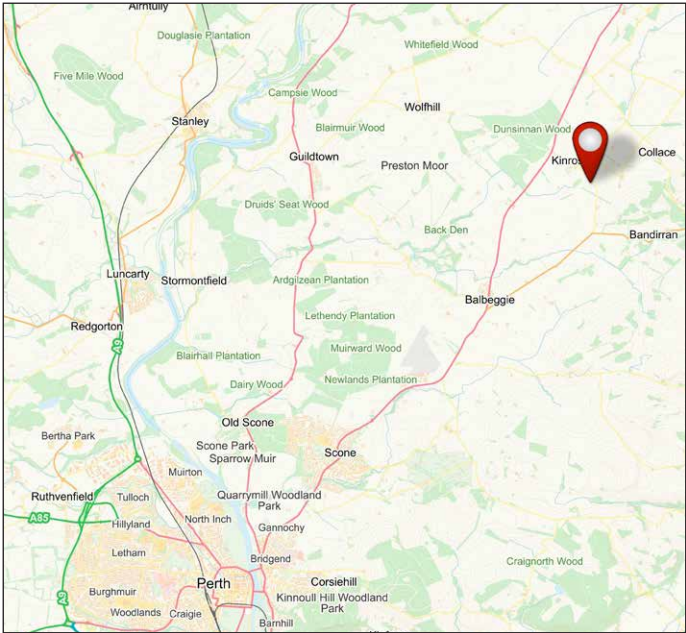
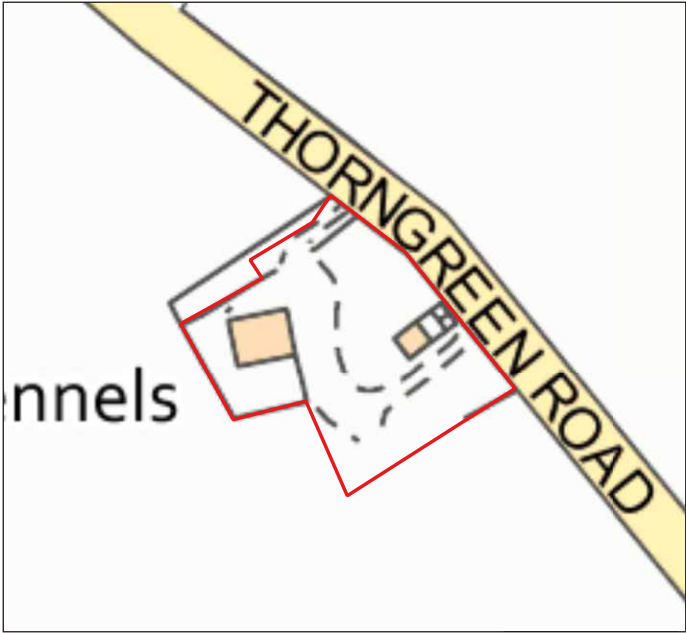
No items are included unless specifically mentioned in these particulars.

Viewings

Strictly by appointment with the Selling Agents.

Health & Safety

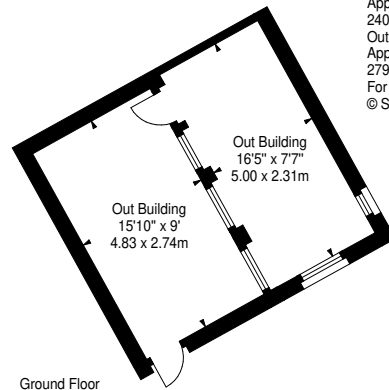
Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.



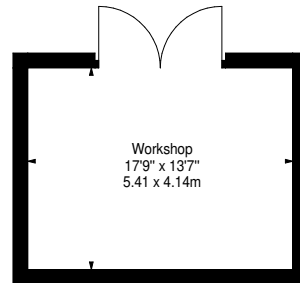
**The Kennels,
Thorngreen,
Kinrossie,
Perth,
Perth and Kinross, PH2 6HW**



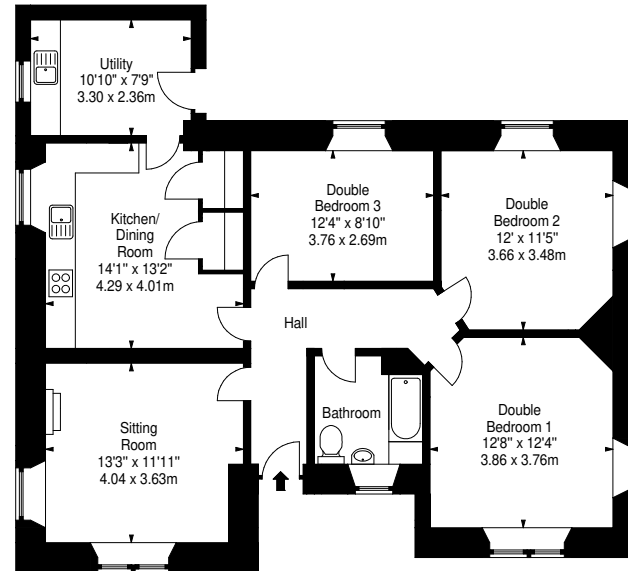
Approx. Gross Internal Area
1014 Sq Ft - 94.20 Sq M
Workshop
Approx. Gross Internal Area
240 Sq Ft - 22.30 Sq M
Out Building
Approx. Gross Internal Area
279 Sq Ft - 25.92 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor



Ground Floor



Ground Floor

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.

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 September 2025.



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