



AVERIL COTTAGE

THE WALLED GARDEN, LITTLE DUNKELD, DUNKELD

Galbraith
For Sale



AVERIL COTTAGE, THE WALLED GARDEN, LITTLE DUNKELD, DUNKELD

Delightful house within a former walled garden in the popular village of Dunkeld.

Perth 14.6 miles ■ Edinburgh 58.3 miles ■ Glasgow 70.8 miles

Offers over £440,000

- 1 reception room. 4 bedrooms
- Generous open plan reception space with ample natural light
- Well-proportioned double bedrooms with lots of storage
- Well maintained private garden with access to the River Tay
- Quiet and secluded location within popular town.
- Commutable location close to the A9



Galbraith

Perth
01738 451111
perth@galbraithgroup.com

 OnTheMarket



SITUATION

Averil Cottage is located in a quiet and secluded location, within the former walled garden of the old manse in Little Dunkeld. Dunkeld, lying on the banks of the River Tay with its historic Cathedral, is a vibrant village with a thriving community and superb day to day facilities including a delicatessen, bakery, butcher, small supermarket, further independent retailers, restaurants and coffee shops, golf course, medical centre, primary school and various restaurants and bars. There is also a train station just a short walk from the property which provides regular services to Edinburgh, Glasgow and the overnight train to London.

The 'Fair City' of Perth is located approximately 15 miles south with a greater range of amenities such as the concert hall, theatre, swimming pool, local and national retailers, as well as a bus and train station with services to Edinburgh, Glasgow, Inverness and Aberdeen.

Perthshire is a county renowned for wealth of recreational activities on its doorstep. The surrounding hills and glens offer many high walking and mountain biking routes whilst winter sports can be enjoyed at Glenshee Ski Centre which lies about an hours car journey to the north. For the Golfer there are numerous courses within a comfortable distance including Dunkeld, Perth and Blairgowrie. Dunkeld is also home to a clay pigeon shooting range, Land Rover Experience Scotland and The Dunkeld House Hotel which offers an extensive range of outdoor recreational activities such as fishing or quad biking. Here are also a superb variety of walking and cycling routes along the River Tay and in the surround hills.

DESCRIPTION

Averil Cottage is lovely house with lies in a pretty courtyard setting in a modern development in the hamlet of Little Dunkeld. The entrance hallway leads to a light and open plan dual aspect kitchen/living/dining area with French doors providing garden access, as well as a utility room and storage cupboard. There is also a master bedroom with ensuite, further double bedroom with a large storage cupboard and a family bathroom on the ground floor. There are a further two double bedrooms on the first floor, one with an adjoining room which could be utilised as a walk in wardrobe, study or kids play room, both facilitated by an additional family bathroom.

ACCOMMODATION

Ground Floor: Kitchen/Living/Dining Room, Utility Room, Hall, Storage Cupboard, Master Bedroom with Ensuite, Double Bedroom, Family Bathroom.

First Floor: Two Double Bedrooms, Study Space, Family Bathroom.

GARDEN (AND GROUNDS)

Averil Cottage has a shared drive offset from the main road which leads to a private car port located to the side of the property. There is a well-maintained private garden to the rear within the old walled gardens, mainly laid to lawn with lovely mature plants. Leading from the garden through a gate in the wall is a path which leads down to the River Tay.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile Signal
Mains	Mains	Shared Septic	Freehold	Oil	Band F	Band C	Yes	Yes

DIRECTIONS

From Perth, head northbound on the A9 towards Inverness. Continue for approximately 12 miles before turning right onto the A923 signposted for Dunkeld. Take the first left onto Little Dunkeld and then the first right. Continue to the end of the track, whereby the property will be located on the left.

POST CODE

PH8 OJJ



WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: trend.locked.fillings

SOLICITORS

Hodge Solicitors, Coupar Angus, Union Bank Buildings, Calton Street, Coupar Angus, Blairgowrie, PH13 9AJ T:01828 628395

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.

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 April 2024.







**Averil Cottage,
The Walled Garden,
Little Dunkeld,
Dunkeld,
Perth and Kinross, PH8 0JJ**

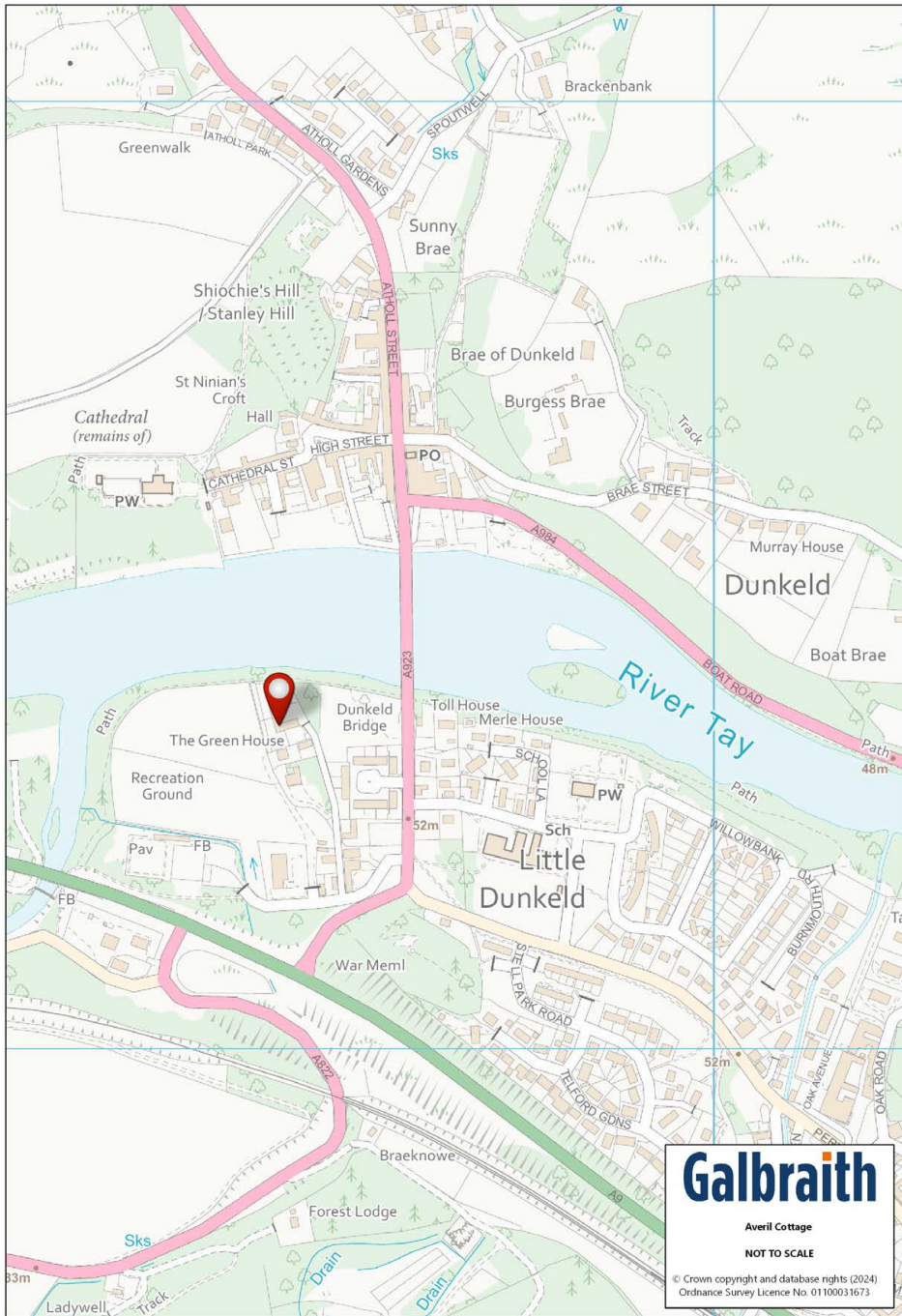


Approx. Gross Internal Area
2127 Sq Ft - 197.60 Sq M
(Including Boiler Room)
For identification only. Not to scale.
© SquareFoot 2024



Ground Floor

First Floor



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 Averil Cottage
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 Averil Cottage Location
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