

## BENDOCHY COTTAGE

COUPAR ANGUS, BLAIRGOWRIE, PERTHSHIRE



Galbraith  
For Sale





# BENDOCHY COTTAGE, COUPAR ANGUS, BLAIRGOWRIE, PERTHSHIRE

A pretty cottage in a lovely location with fantastic potential.

Coupar Angus 1.8 miles ■ Blairgowrie 2.5 miles  
Perth 15 miles ■ Dundee 16 miles

**Offers Over £250,000**

- 1 reception rooms. 3 bedrooms
- Spacious accommodation with ample natural light
- A lovely garden with super views over the surrounding countryside
- A great location close to Perth and Dundee
- A fantastic opportunity to create a lovely home

**Galbraith**

Perth  
01738 451111  
perth@galbraithgroup.com

 **OnTheMarket**







### SITUATION

Bendochy Cottage sits in a super location between Coupar Angus and Blairgowrie in rural Perthshire. Coupar Angus is only 1.8 miles to the south and provides super facilities including a primary school, village shop, cafes and restaurants. The popular town of Blairgowrie is 2.5 miles to the north and provides more extensive facilities including primary and secondary schooling, a range of local and national retailers, supermarkets, a medical centre, and a recreation centre.

Bendochy Cottage is ideally located for easy access to many of Scotland's cities. Perth is only 30 minutes drive to the south west and Dundee only 30 minutes to the south east, both provide excellent amenities with supermarkets, hospitals, entertainment facilities and transport connections with bus and rail stations and Dundee's airport. The centre of Edinburgh can be reached in approximately 90 minutes and the centre of Aberdeen in the same time.

### DESCRIPTION

Bendochy Cottage is a charming traditional cottage with a brick extension that sits within its own garden grounds. The house is part stone and part harled under a slate roof and enjoys pleasant views of the surrounding countryside. The cottage is currently unfurnished and in need of modernisation but presents a great opportunity to create a charming home.

The accommodation comprises:  
Kitchen, Sitting Room, Three Bedrooms, Bathroom.

Off the kitchen is a greenhouse with access to an external WC.





**GARDEN**

Bendochy Cottage enjoys a delightful rural setting with superb views across the surrounding countryside. The garden wraps around the house and provides a great setting. There is a gravel driveway with ample parking for cars. The garden is mostly laid to lawn and enclosed with fencing and some mature hedging. There is a timber garage with a further timber shed ideal for storage.

**SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)**

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Private	Freehold	Oil	Band D	E	FTTP	YES

**FLOOD RISK**

The property has a 0.01% chance of flooding. Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

**DIRECTIONS**

From Coupar Angus take the Blairgowrie Road (A923) north, cross the Couttie Bridge and then turn right at the crossroads. Bendochy Cottage is the first property on the left.

**POST CODE**

PH13 9HU

**WHAT3WORDS**

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: [///mammoths.layered.printing](#)







#### **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**

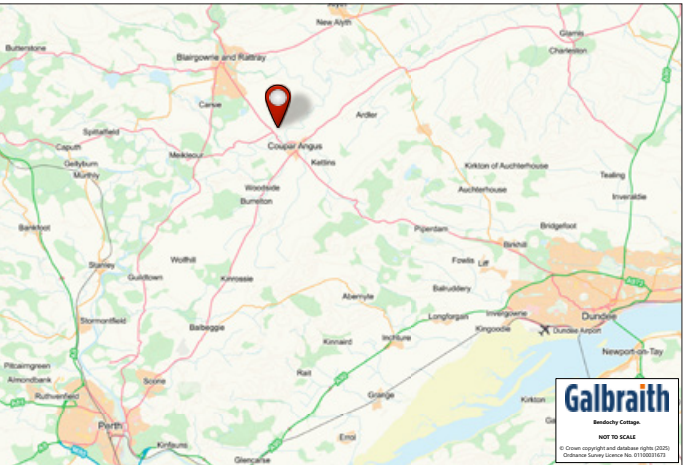
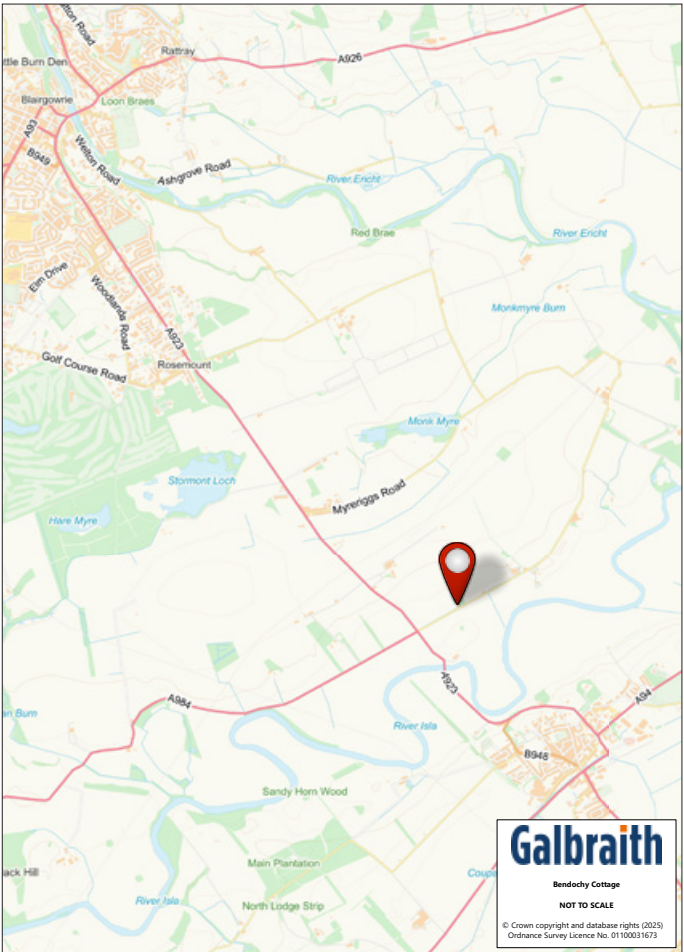
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to 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.

#### **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.





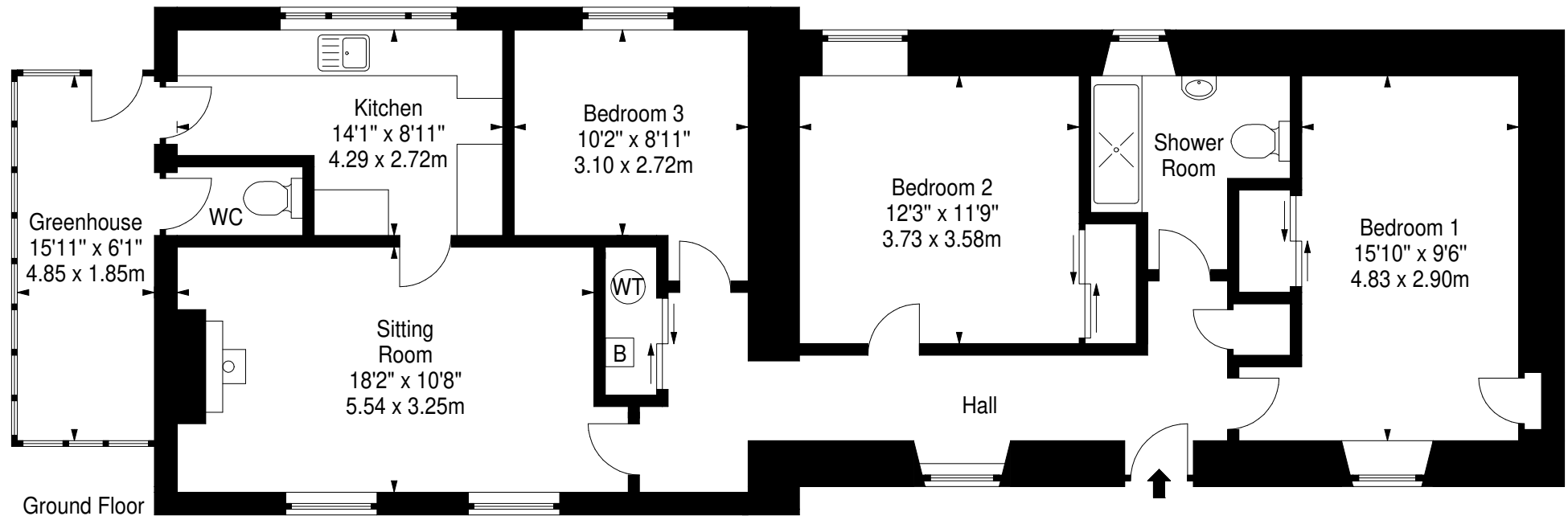
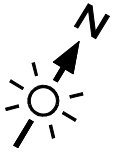




**Bendochy Cottage,  
Coupar Angus,  
Perth and Kinross, PH13 9HU**



Approx. Gross Internal Area  
1169 Sq Ft - 108.60 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



**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 June 2025.





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