



## **GIBBS COTTAGE**

MAIN STREET, ARDLER, BLAIRGOWIRE, PERTHSHIRE







## GIBBS COTTAGE, MAIN STREET, ARDLER, BLAIRGOWIRE, PERTHSHIRE

Attractive detached family home finished to an exceptionally high standard in a village location

Meigle 3 miles ■ Blairgowrie 7 miles ■ Perth 16 miles  
Dundee 14 miles

**Offers Over £445,000**

- 3 reception rooms. 4 bedrooms
- Contemporary property with bright and airy reception spaces
- Generous open plan kitchen / dining room
- Flexible accommodation with well-proportioned bedrooms
- Double Garage with studio
- Convenient location close to Perth and Dundee

**Galbraith**

Perth  
01738 451111  
perth@galbraithgroup.com



SITUATION

Gibbs Cottage is located within the peaceful village of Ardler which sits in the picturesque Vale of Strathmore and lies between the Sidlaw Hills, Grampian Mountains and Angus Glens. Ardler is pretty village home to The Tavern, a welcoming pub, and is a short drive away from Meigle which provides a post office/grocery store, primary school, village hall and church. Further afield, the town of Blairgowrie is home to a range of facilities such as a secondary school, major supermarkets, independent and specialist retailers and restaurants. Private schooling is available at the High School of Dundee, Craigclowan and Strathallan, as well as a number of other schools in the Perth area.

Perth is situated about 16 miles to the southeast and provides an excellent range of services and facilities including national retailers, theatre, concert hall, banks and railway station as well as the renowned Perth Racecourse at Scone Palace. Edinburgh and Glasgow can both be reached in over one hour by car, with their international airports and vibrant city amenities.

Perthshire is renowned for its wealth of recreational opportunities on the doorstep. The many hills and glens offer a wealth of walking and mountain biking routes, while winter sports can be enjoyed at Glenshee Ski Centre, located approximately 50 minutes north by car. For the golfer, there are numerous courses within a comfortable distance, including Blairgowrie, Alth and multiple in an around Perth.

DESCRIPTION

Gibbs Cottage is a spacious family home set over one floor providing lateral living throughout. The property has been well maintained and well presented offering welcoming reception spaces and flexible accommodation throughout. The reception space is a key feature of the house which is ideally suited for flexibility, entertaining and family living. The dual aspect sitting room has doors leading into the garden and the adjacent dining area with a double height ceiling benefits from a lot of natural light, garden views and an attractive exposed stone wall. The dining area leads through to the open plan kitchen / family room which benefits from a range of wall and base units as well as integrated appliances. Beyond the kitchen is the rear vestibule, a WC and a utility room.

The ground floor is complete with the principal bedroom with ensuite shower room and walk in wardrobe, a double bedroom with ensuite, a further 2 double bedrooms facilitated by a family bathroom and a study.

ACCOMMODATION

Ground Floor: Vestibule, Sitting Room, Dining Area, Kitchen / Family Room, Utility, WC, Rear Vestibule, Principle Bedroom with Ensuite and a walk in wardrobe, 3 further bedrooms (one with ensuite), Family Bathroom.

GARDEN (AND GROUNDS)

Gibbs Cottage has off street parking and a double garage with studio room above providing flexibility to be used for guest accommodation or a work from home office space. To the rear of the property is a well maintained south/south-east facing garden primarily laid to lawn which is fully enclosed and benefits from ample privacy. There is also a patio area surrounding the property providing space for outdoor dining or hosting friends and family.

The BBQ hut at the bottom of the garden is not included in the sale and will be removed prior to the sale completing. The area will be laid to gravel to provide a lovely outdoor dining space.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	Mains Gas	Band F	C	FTTP /FTTC	YES









### FLOOD RISK

Gibbs Cottage is not located in an area that has a risk of flooding.

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

### DIRECTIONS

From Coupar Angus head north east on the A94 towards Meikle. After approximately 3 miles turn right at the junction signposted for Ardler. Take the next left and Gibbs Cottage will be located on the right-hand side at the Main Street and Wallace Street junction.

### POST CODE

PH12 8SR

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///actor.dried.bandwagon

### SOLICITORS

Watersrule Solicitors, 76-78 High Street, Tillicoultry FK13 6AB T:01259 753 330

### LOCAL AUTHORITY

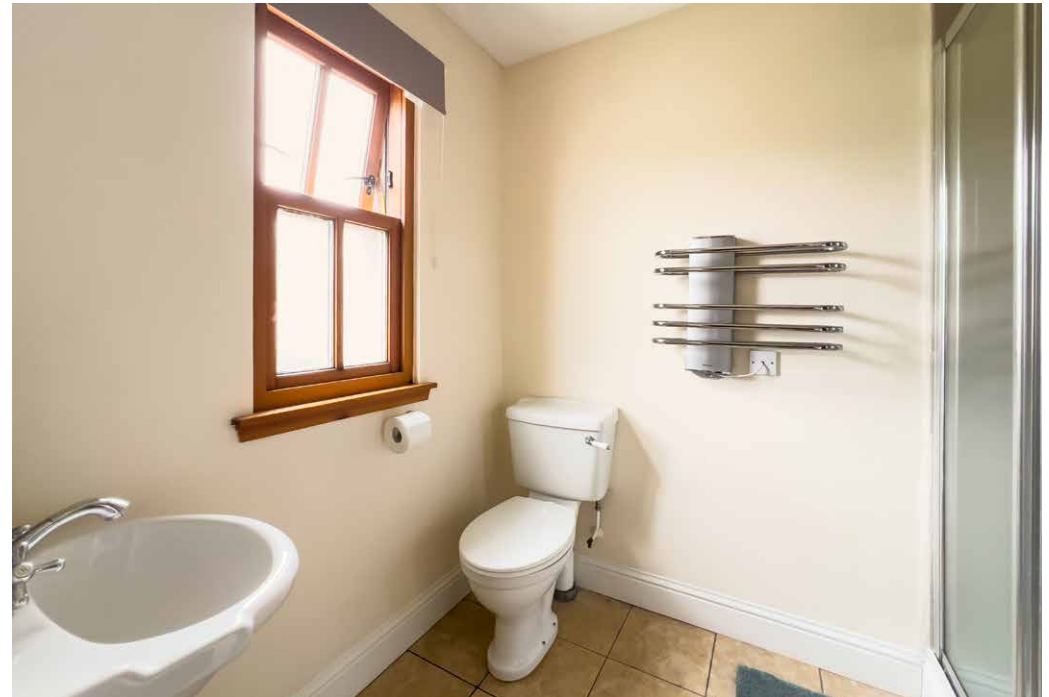
Perth and Kinross Council, Pullar House, 35 Kinnoull Street, Perth, PH1 5GD T: 01738 475 000

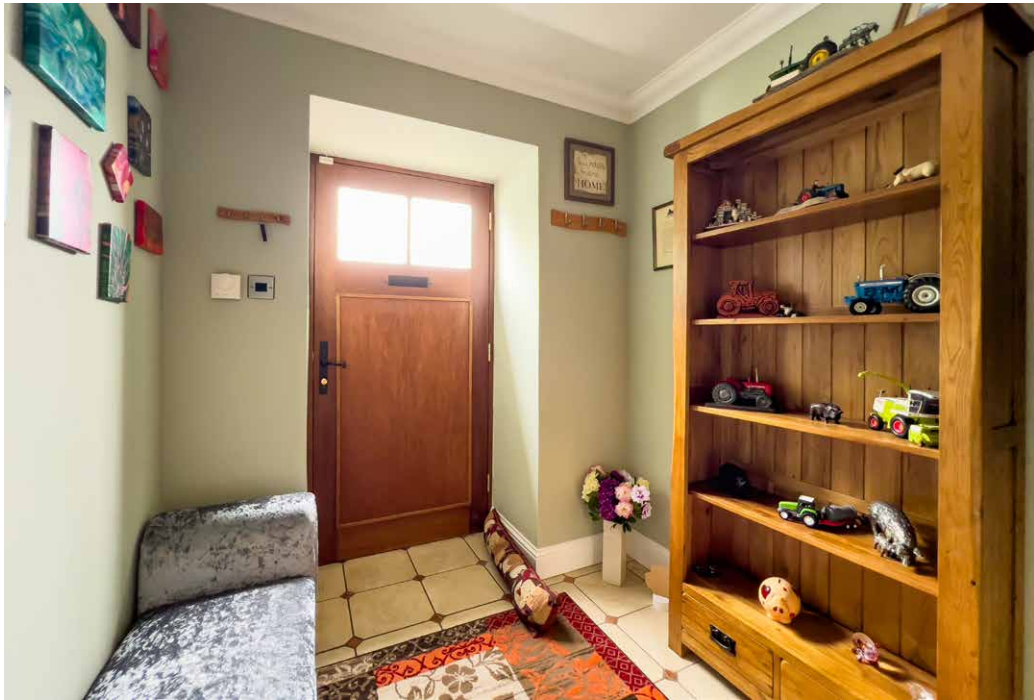
### FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars. In addition the BBQ hut at the bottom of the garden is not included in the sale and will be removed prior to the sale completing.

### 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

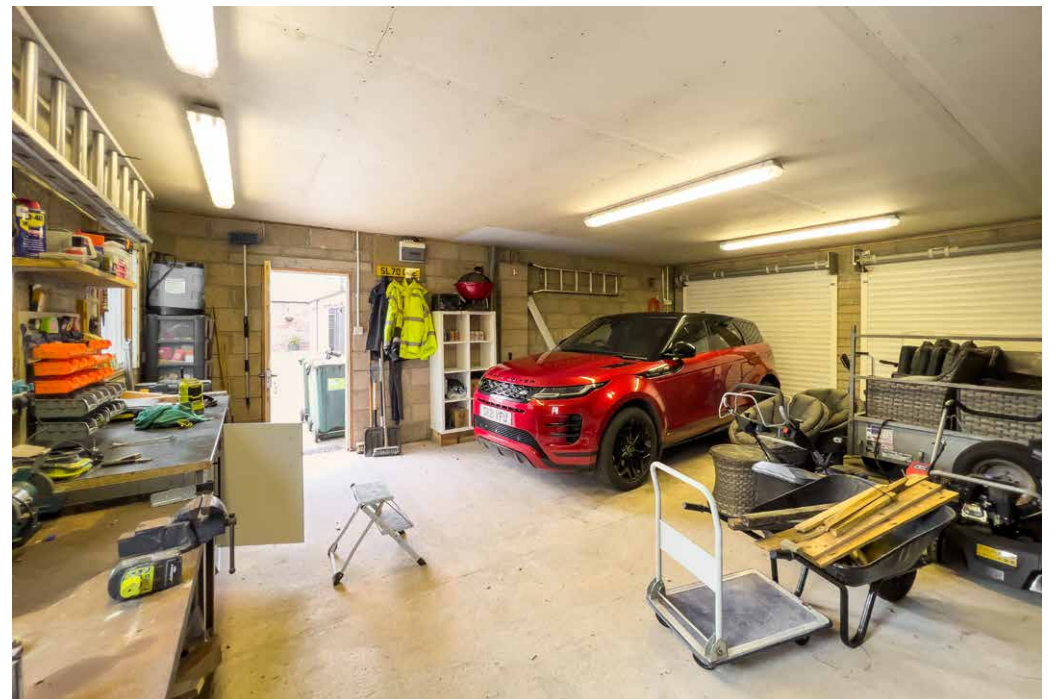
Failure to provide required identification may result in an offer not being considered.

### HEALTH & SAFETY

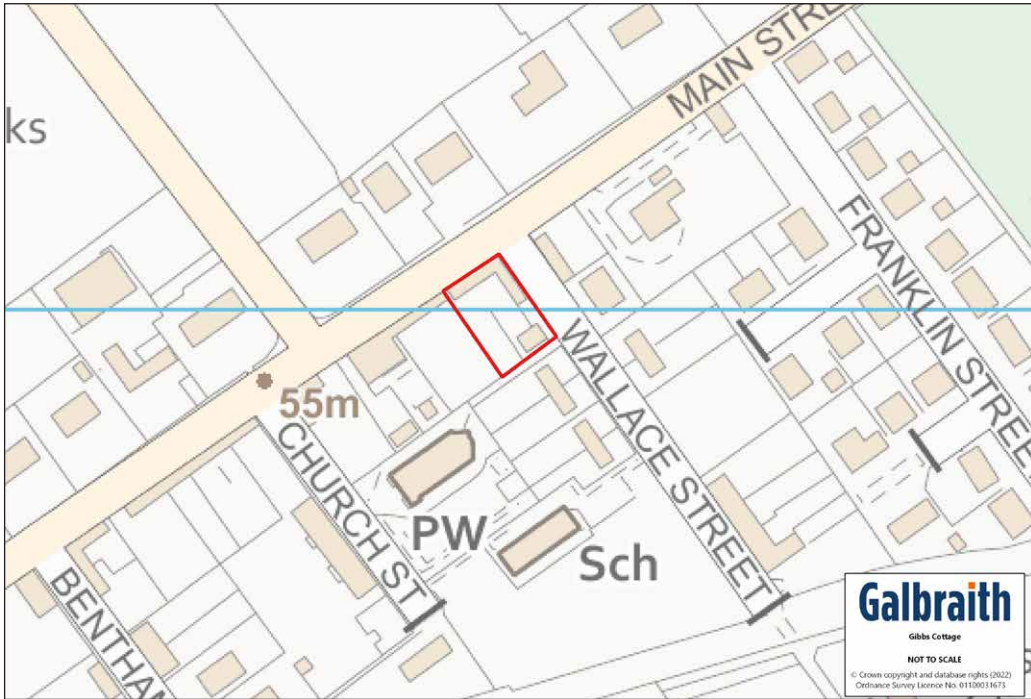
Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

### 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 July 2025.





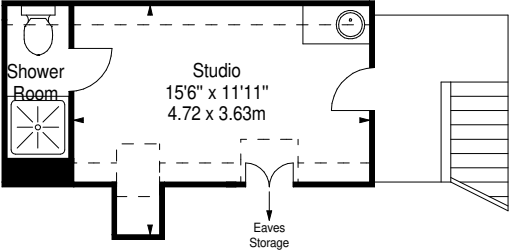




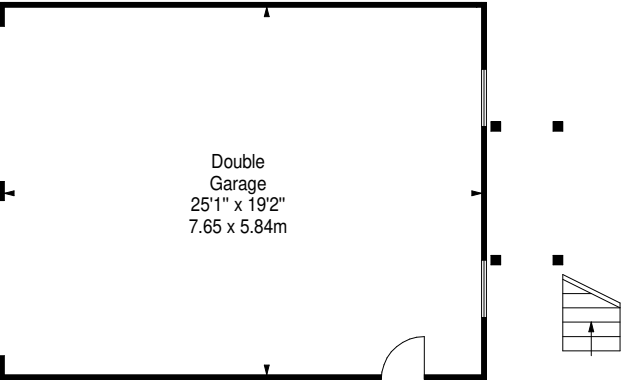
Gibbs Cottage,  
Main Street,  
Ardler Blairgowrie,  
Perth and Kinross, PH12 8SR



Approx. Gross Internal Area  
2601 Sq Ft - 241.63 Sq M  
Out Building  
Approx. Gross Internal Area  
659 Sq Ft - 61.22 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



First Floor



Ground Floor



Ground Floor





Galbraith



RESPONSIBLY PRINTED  
PLEASE RECYCLE