

Galbraith



BURNSIDE COTTAGE

DALGUISE, DUNKELD, PERTH AND KINROSS



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A super cottage in a great location with potential to be a fantastic family home.

Dunkeld 6 miles ■ Aberfeldy 11 miles ■ Pitlochry 14 miles
Perth 19 miles ■ Edinburgh 60 miles

Offers Over £200,000

- 2 reception rooms. 3 bedrooms
- Flowing reception spaces with lovely views
- Generous bedrooms with ample natural light
- Spacious garden with a useful outbuilding
- Convenient location close to Dunkeld, Aberfeldy and Pitlochry
- Superb opportunity to create a lovely home.

Galbraith

Perth
01738 451111
perth@galbraithgroup.com





SITUATION

Burnside Cottage lies just to the north of the village of Dalguise in the county of Perthshire and enjoys a superb rural position with fantastic views over the surrounding countryside. It lies approximately 6 miles from the popular and highly sought after town of 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 railway station.

Perth lies about 19 miles to the south providing a broad range of services and facilities with Edinburgh being reached in about an hour and half journey by car.

DESCRIPTION

Burnside Cottage is an attractive traditional cottage sitting within its own grounds which wrap around the house. The house has a painted stone exterior under a slate roof and enjoys pretty views over the surrounding countryside and the hills beyond. The property currently stands empty and while in need of a programme of redecoration and modernisation, provides well proportioned rooms with light and bright accommodation over two floors.



ACCOMMODATION

Ground Floor: Entrance Hall/Sitting Room, Dining Kitchen, Utility.

First floor: 3 Bedrooms, Bathroom.

GARDEN (AND GROUNDS)

Burnside Cottage sits within pretty garden grounds of some 0.6 acres. There is a gravel driveway with parking to the front and rear of the house. The front garden is grass bound by a stone wall and attractive stone gate pillars. To the rear the garden is mostly grass with mature trees providing privacy and a banking over which is the Milton Burn.

Within the garden there is a traditional stone outbuilding with a slate roof which provides a great storage space. At the rear of this is a further store constructed of breeze blocks. Adjacent to the house is a set of traditional kennels.



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

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

FLOOD RISK

The property lies in an area where there is a 10% chance of flooding annually. Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

DIRECTIONS

From Perth drive north on the A9 and after approximately 13 miles turn left on to the B898 road sign-posted for Dalguise. After approximately 3.3 miles the entrance to Burnside is found on the left-hand side.

POST CODE

PH8 OJZ

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///champions.importers.camper

SOLICITORS

Rollos, Cupar Office, 67 Crossgate, Cupar, Fife, KY15 5AS

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

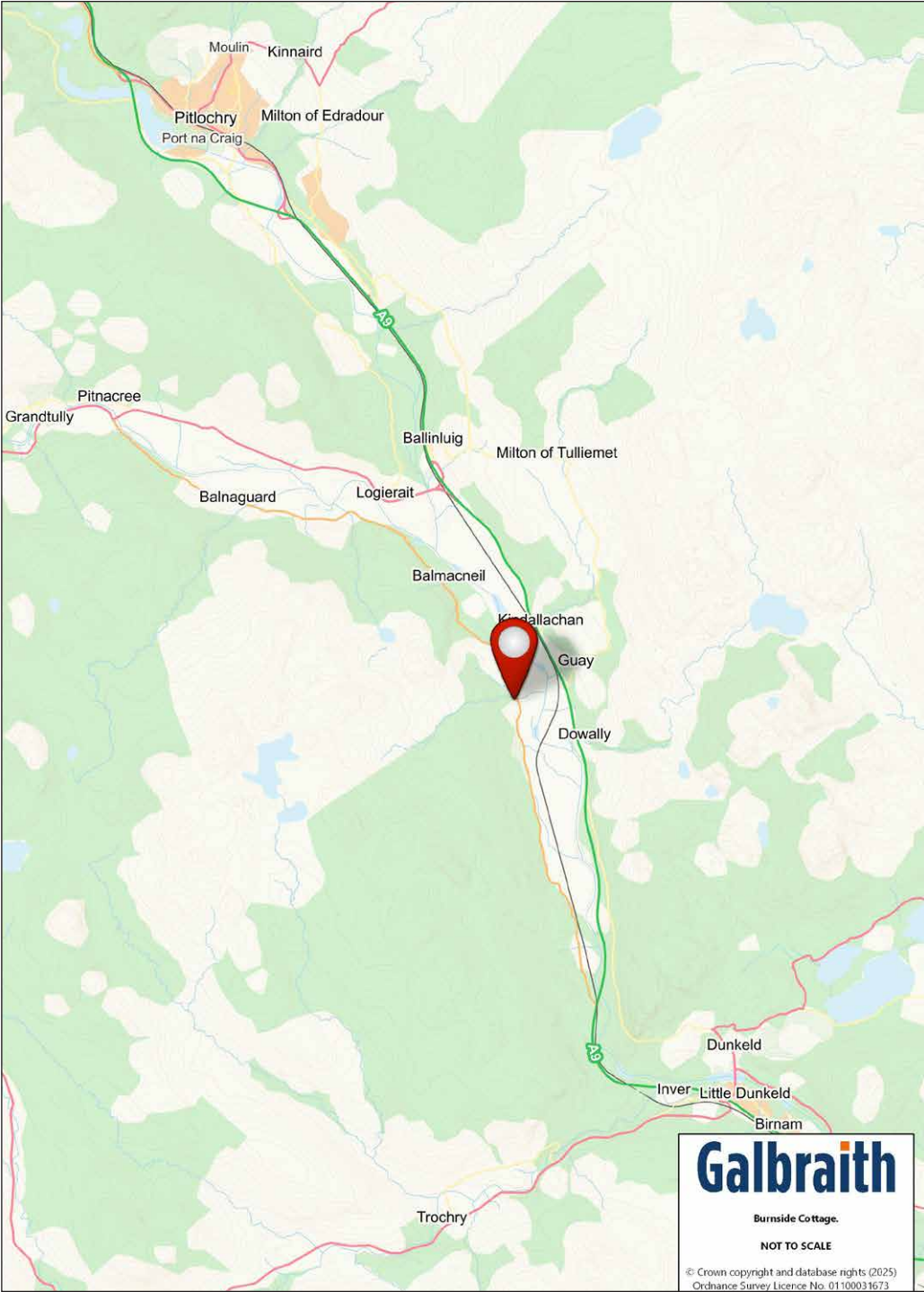
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to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

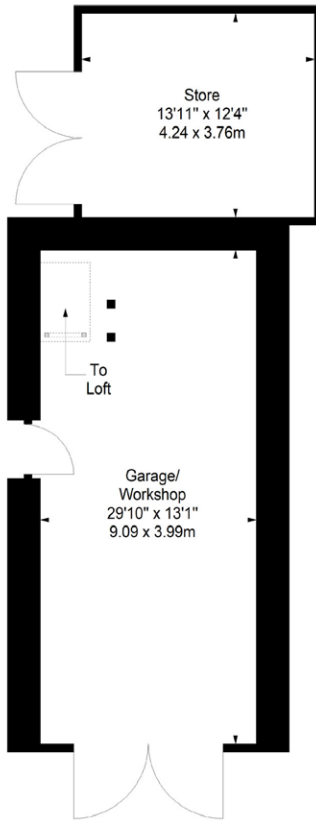




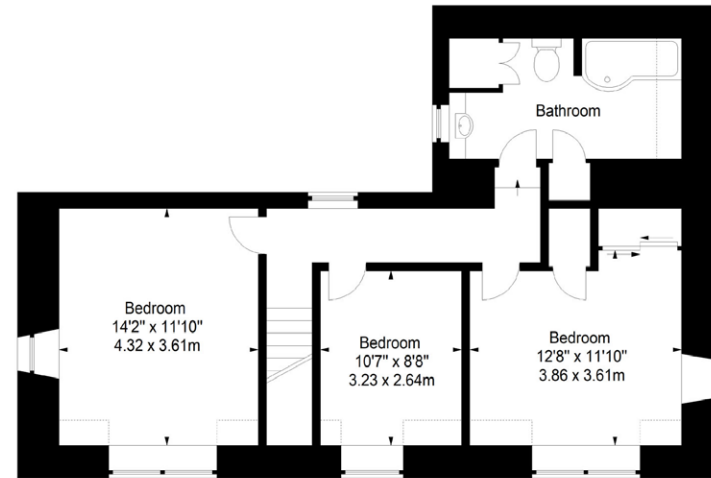
**Burnside Cottage,
Dalguise,
Dunkeld,
Perth and Kinross, PH8 0JZ**



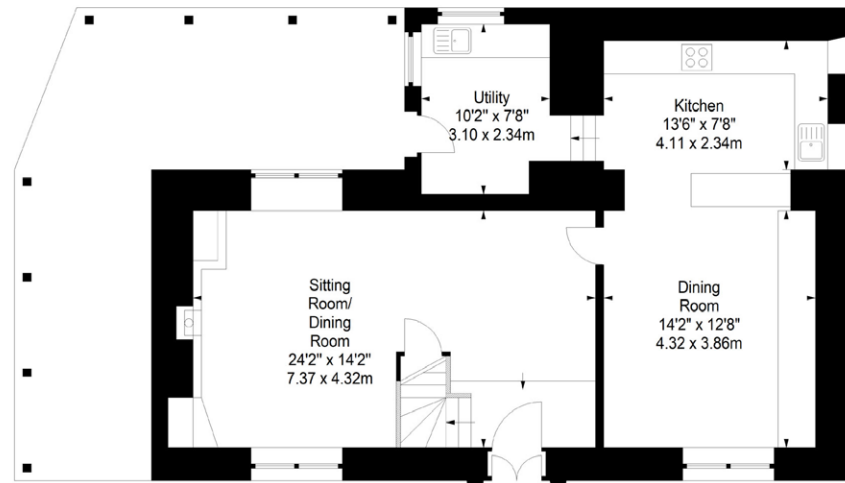
Approx. Gross Internal Area
1482 Sq Ft - 137.68 Sq M
Garage/ Workshop & Store
Approx. Gross Internal Area
581 Sq Ft - 53.97 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor



First Floor



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 July 2025.



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