



Bennathie House

Coupar Angus | Blairgowrie | Perth and Kinross

Galbraith

A beautiful house which has been tastefully modernised in a superb location in Perthshire



Coupar Angus 1.8 miles | Blairgowrie 2.5 miles | Perth 15.5 miles | Dundee 16 miles | Edinburgh 60 miles
(All distances are approximate)

3 reception rooms. 5-6 bedrooms

A lovely traditional house with delightful reception rooms

Flexible accommodation with spacious bedrooms

Great opportunity to complete the house to your taste and specification

Super scope for further accommodation and reception spaces

A pretty garden and additional paddock space

Traditional outbuildings with potential for modernisation or development

Offers Over £565,000





Situation

Bennathie House 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.

Bennathie House 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.



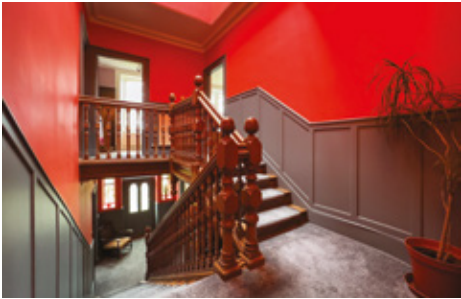
Description

Bennathie House is a beautiful traditional house that has been carefully restored by the current owners. The traditional front door enters into an impressive hall with a superb staircase and reception rooms on either side.

The formal sitting room is a delightful space with an open fire, a bay window and ornate cornicing creating a warm, relaxing space. The dining room on the opposite side is an impressive room which is ideal for hosting guests. Moving into the house there is a useful study which could also be a 6th bedroom, as well as a snug which has the traditional cook's fireplace on full display. The generous kitchen is a super space and provides scope for modernisation to any buyer's taste. The kitchen benefits from a larder as well as a sunroom. The ground floor is completed by a boot room, a shower room and a back hall with a WC.

A lovely traditional staircase leads to the first floor which is split into two sections, at the front of the house is the master bedroom which has an ensuite bathroom, there is a further double bedroom and a single bedroom here. At the rear is two further double bedrooms and a family bathroom as well as the fantastic entertainment room, this generous space could be used for many different purposes including another bedroom, an event space, or a business space. All the bedrooms have beautiful cornicing and charming traditional features, with the cornicing and sprung floor in the events room being a particular highlight. A further staircase takes you up to the attic space which provides the opportunity for further bedrooms, or a studio space and creates great flexibility.



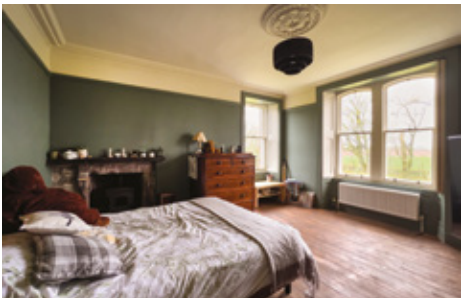


Accommodation

Ground Floor: Entrance Hall, Sitting Room, Dining Room, Study, Snug, Boot Room, Bathroom, Kitchen with Larder, Sunroom, Back Hall, WC.

First Floor: Master bedroom with En-suite, 3 Double Bedrooms, Single Bedroom, Bathroom, Entertainment Room.

Second Floor: Attic Room.





Garden & Grounds

Bennathie House sits in the centre of its grounds and enjoys a private location with a pleasant outlook. A gravel drive leads to a generous parking area with ample room for multiple cars. There is a superb garden which is mostly laid to lawn and has mature trees and hedging providing privacy and structure. There is a patio to the side of the house and a lovely barbeque area which provides a great space for relaxing and hosting company.

To the rear of the house are the traditional outbuildings including storage sheds and the old stables which have previously been positively looked upon for conversion to short term let accommodation, subject to the necessary permissions.

Adjacent to the house and gardens is a paddock which provides an ideal space for extended gardens or for ponies or other pets.





Viewings

Strictly by appointment with the Selling Agents.

Tenure

Freehold

Local Authority

Perth and Kinross Council

Council Tax

Band G

EPC

Band D

Services

Water

Mains

Electricity

Mains

Drainage

Private

Heating

Gas

Broadband

FTTP

Mobile

YES

Directions

From Coupar Angus take the A923 headed north towards Blairgowrie.
After approximately 12.8 miles the property is on the right.

From Blairgowrie take the A923 headed south towards Coupar Angus.
Approximately 1 mile out of the town the property is on the left.

 **armrests.activates.wisdom**  **Postcode: PH13 9HN**

Solicitors

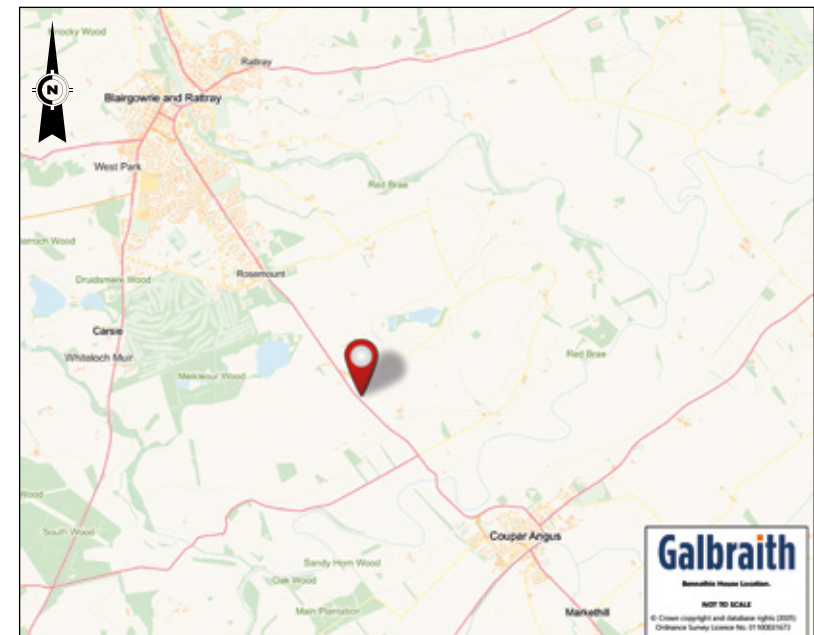
Miller Gerrard, 13 High Street, Blairgowrie, Perthshire, PH10 6ET. T: 01250 873468

Fixtures and Fittings

No items are included unless specifically mentioned in these particulars.

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.



Floor plans

Approx. Gross Internal Area

4449 Sq Ft - 413.31 Sq M

(Including Boiler Room)

Stores: 945 Sq Ft - 87.79 Sq M

For identification only. Not to scale.



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 2025.

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.



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