



**INCHMARTINE COACH HOUSE**  
INCHTURE, PERTH, PERTH AND KINROSS







# INCHMARTINE COACH HOUSE, INCHTURE, PERTH, PERTH AND KINROSS

**Traditional coach house with superb outbuildings providing flexibility and opportunity in Perthshire.**

Inchture 1.6 miles ■ Dundee 10.2 miles ■ Perth 14 miles  
Edinburgh 54.9 miles

- 2 reception rooms. 3 bedrooms
- Charming traditional coach house with a pleasant layout
- Generous reception rooms with splendid views overlooking the countryside beyond
- Range of traditional outbuildings providing flexibility, opportunity and development potential subject to obtaining the necessary consents.
- Commutable location close to the A90 between Perth and Dundee

**Offers Over £375,000**

**Galbraith**

Perth  
01738 451111  
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 **OnTheMarket**





### SITUATION

Inchmartine Coach House is situated in a rural position offset from the A90 dual carriageway running between Perth and Dundee. Just 1.6 miles away is Inchtute, a pretty village equipped with a range of day to day facilities such as a village shop, post office, primary school, village hall and a church.

The closest City, Dundee, approximately 10.2 miles north east and the 'Fair City' of Perth, approximately 14 miles south west have a greater range of facilities including supermarkets, shopping centres, hospitals, international retailers, cafes, restaurants and bars, primary and secondary schooling, and an extensive range of entertainment facilities. Both Perth and Dundee have well connected bus and train stations providing regular services north and south, with Dundee also having an airport with frequent flights to London. Inchmartine Coach House also benefits from being 12 miles from Ninewells Hospital.

Perthshire is renowned for its excellent recreational opportunities and picturesque countryside offering numerous opportunities for climbing, mountain biking and walking. The ski slopes of Glenshee sit a mere 40 miles away and country sport enthusiasts can enjoy shooting, fishing, and stalking locally. There are numerous golf courses near Dundee and Perth which can be accessed easily.





## DESCRIPTION

Inchmartine Coach House is a delightful family home within the traditional coach house for Inchmartine House. The house is contained within the southern half of an attractive courtyard and produces spacious reception spaces with lovely high ceilings and traditional features such as cornicing and fireplaces. Upon entering, the entrance porch and entrance hall leads to the French oak fitted dining kitchen with a Neff Oven and utility room hosting a recently replaced Worcester Oil boiler. The sitting room has garden access via French doors boasting splendid views of the garden, surrounding countryside and hills beyond. The property also comprises a master bedroom with generous ensuite and walk in wardrobe, a further two double bedrooms, a family bathroom, as well as a WC.

The northern half of the courtyard provides superb flexibility and potential. There is a studio flat with a sitting room/studio, bathroom, kitchenette and a bedroom. There is then a double garage and a range of outbuildings with 3 phase electricity and workshop spaces including a larder and wine store.

## ACCOMMODATION

Entrance Porch, Hall, Dining Kitchen, Utility, Sitting Room, Master Bedroom with Ensuite, Two Double Bedrooms, Family Bathroom, WC.

## GARDEN AND GROUNDS

Inchmartine Coach House sits within well maintained, pretty grounds which wrap around the house and buildings to provide privacy and a pleasant outlook. There is a lovely lawned area that can be access directly from the sitting room which has a washing line and mature borders as well as an

orchard with mature and establishing fruit trees including a variety of apples, pears, and plums. There is also a super vegetable patch with oak sleeper raised beds and beyond this an area of mature woodland which provides ample firewood.

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

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

## FLOOD RISK

Inchmartine Coach House is not located within an area with risk of flooding.

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

## ACCESS

Access to Inchmartine Coach House is via a shared drive directly off of the A90 dual carriageway running between Perth and Dundee.

## DIRECTIONS

From Perth, head north on the A90 towards Dundee for approximately 10 miles before turning left onto the shared access drive. Continue to the end of the drive which leads to the property.

## POST CODE

PH14 9QQ





### WHAT3WORDS

To find the shared driveway location to within 3 metres, download and use What3Words and enter the following 3 words: hobbit.warned.attention

To find the property location to within 3 metres, download and use What3Words and enter the following 3 words: deform.mistaking.sneezing

### SOLICITORS

Thorntons Law, 3rd Floor, Cityport, 65 Haymarket Terrace, Edinburgh, EH12 5HD T: 0131 255 8705

### 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.

### 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.



















**Inchmartine Coach House,  
Inchture,  
Perth and Kinross, PH14 9QQ**

**SquareFoot**

Approx. Gross Internal Area  
2110 Sq Ft - 196.73 Sq M  
Studio

Approx. Gross Internal Area  
629 Sq Ft - 58.43 Sq M  
(excludes Eaves)

Workshop, Steading, Garage & Store

Approx. Gross Internal Area  
2170 Sq Ft - 201.91 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



### 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 September 2024.









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