



## 3 Newbigging Grange

Coupar Angus | Blairgowrie | Perth and Kinross

**Galbraith**

# A delightful house with great flexibility in a lovely rural setting conveniently located for Perth and Blairgowrie.



Blairgowrie 7 miles | Perth 10 miles | Dundee 18 miles  
(All distances are approximate)

3 reception rooms. 3 bedrooms

Pretty terraced house that forms part of a lovely steading development

Generous reception spaces with a flexible layout

Ideal space for family life with spacious accommodation

Lovely garden with superb countryside views

Great rural location within easy reach of local amenities

**Offers Over £340,000**

## Situation

3 Newbigging Grange enjoys a superb convenient location surrounded by scenic Perthshire countryside yet close to Blairgowrie and Perth.

The popular town of Blairgowrie is just 7 miles to the north and provides excellent day to day facilities including shops, supermarkets, cafes and restaurants as well as primary and secondary education and healthcare facilities. Blairgowrie also has two highly rated championship golf courses, the Rosemount and Lansdowne, as well as 'The Wee Course' which offers a popular 9 holes.

The city of Perth is approximately 10 miles to the south and provides extensive facilities including supermarkets, national retailers, a cinema, a concert hall and sports clubs. The city offers primary and secondary education as well as a university and hospital. There is also excellent transport links with a train station and bus station, both with excellent links north and south. The city of Dundee can also be easily reached and has complementary facilities as well as an airport with regular flights to London.

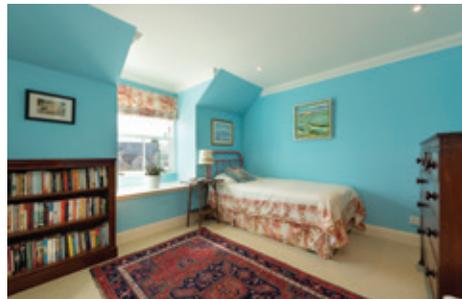




The surrounding area of Perthshire offers a wealth of recreational opportunities and is well suited to the outdoor enthusiast for walking, cycling and horse riding. The area around 3 Newbigging Grange is home to a wide array of wildlife and there is easy access to particularly outstanding and varied countryside with hills, woodland, river and rolling farmland. There are three golf courses available in Perth, as well as numerous championship courses at St Andrews. Shooting and fishing can be taken in the nearby area and the pretty Angus Glens are within easy reach.

## Description

3 Newbigging Grange is a delightful, terraced house which forms part of a steading development in the heart of rural Perthshire. The entrance hall has ample storage and leads to the principal reception rooms, a generous sitting room with an open fire and a dining room. Both spaces provide ideal space for entertaining with plenty room and ample natural light. To the rear of the property is the family room and kitchen. The family room has a superb double height ceiling and lovely windows overlooking the garden and patio to which there is direct access from this room.



The kitchen is connected to the family room creating a superb space for family life, the kitchen itself has integrated appliances and ample cupboard and worktop space as well as access through to the utility room and larder.

The first floor provides spacious accommodation with great flexibility and ample storage space. The master bedroom has an en suite bathroom as well as integrated wardrobes and there are two further double bedrooms, both also with integrated wardrobes. Directly above the family room is a mezzanine study which is filled with light and open to the space below. A family bathroom and a linen cupboard completes the upstairs space.



## Accommodation

**Ground Floor:** Entrance Hall, Sitting Room, Dining Room, Kitchen and Family Room, Utility, WC

**First Floor:** Mezzanine Study, Double Bedroom with En Suite, 2 further Double Bedrooms, Bathroom.

3 Newbigging Grange has a floored attic which runs across the whole house and provides excellent storage.

## Garden

3 Newbigging Grange has a delightful garden to the rear of the property which has been carefully nurtured with mature borders filled with colour, and a range of trees, shrubs and flowers that provide a myriad of colour throughout the year. There is a patio which is accessed directly from the family room and provides a lovely space from which to enjoy the surrounding countryside views. Beyond the main garden is a further garden area on the site of the septic tank which is unfenced.

In front of the property is the shared entrance driveway which is gravel and provides ample parking. 3 Newbigging Grange also benefits from a double garage.



## Viewings

Strictly by appointment with the Selling Agents.

### Tenure

Freehold

### Local Authority

Perth and Kinross Council

### Council Tax

Band F

### EPC

Band D

## Services

### Water

Mains

### Electricity

Mains

### Drainage

Private

### Heating

Oil

### Broadband

FTTC

### Mobile

YES

## Flood Risk

Floodmaps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search> where it is stated that there is No Specific Risk of flooding from any source; rivers, costal or surface water.

## Directions

From Perth take the A93 north heading for Blairgowrie. After approximately 9 miles take a right turn, signposted for Gallowhill and Wolfhill. Continue on this road for approximately 1 mile, then turn right. Follow the road for approximately 0.2 miles and the entrance to the property is on the right, through the stone arch.

 [pleaser.mammoths.speeding](https://www.pleaser.mammoths.speeding)  **Postcode: PH13 9GA**

## Health & Safety

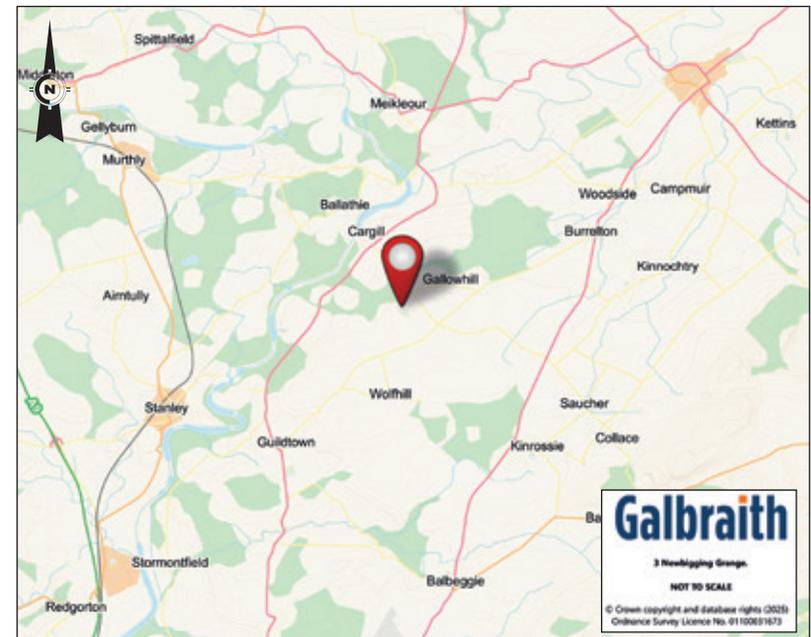
Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

## Solicitors

DMD Law, 22 St. Johns Road, Edinburgh, Midlothian, EH12 6NZ. T: 0131 316 4666

## Fixtures and Fittings

No items are included unless specifically mentioned in these particulars.



# Floor plans

Approx. Gross Internal Area

2211 Sq Ft - 205.40 Sq M

Double Garage: 366 Sq Ft - 34.00 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 March 2025.

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[galbraith.com](http://galbraith.com)

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