



Pine View

Main Street | Ardler | Perthshire

Galbraith

Attractive contemporary house in a desirable rural village location



Meikle 2 miles | Coupar Angus 3.5 miles | Dundee 14 miles | Perth 17 miles
(All distances are approximate)

2 reception rooms. 4 bedrooms

Contemporary house with open plan living space

High quality fixtures and fittings

Well maintained garden with garden room

Village location with wonderful outlook

Commutable location to Dundee and Perth

Offers Over £415,000

SITUATION

Pine View lies in the heart of Ardler, a pretty village in the county of Perthshire and enjoys a superb position with lovely views of the surrounding countryside. Ardler is a superb village with a well-regarded dining pub and views of the Sidlaw Hills to the south and the Grampian Hills to the north. Day to day facilities can be found at the nearby village of Meigle, located approximately 2 miles east, and in the town of Coupar Angus to the west, which both benefit from a primary school, church, village shop and selection of cafes.

The city of Dundee is the closest city and is situated about 13 miles to the south and provides an excellent range of facilities and services including two universities, shopping centres, a railway station and an airport. The city of Perth is equally convenient and is situated about 16 miles to the south west and provides an excellent range of services and facilities including national retailers, theatre, concert hall, banks and a Railway station. 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, Alyth and multiple in an around Perth.

DESCRIPTION

Pine View is an attractive contemporary home set over one floor providing lateral living throughout and has been finished to a high standard with quality fixtures and fittings throughout. The entrance vestibule and hall leads directly to the reception spaces and accommodation. The reception space is a key feature of the house which is ideally suited for flexibility, entertaining and family living. The dual aspect kitchen / dining / sitting room has doors leading into the garden with a double height ceiling benefiting from a lot of natural light and wonderful garden views. A formal sitting room lies adjacent and has been tastefully decorated to provide a cosy reception space.

The ground floor is complete with the principal bedroom with an ensuite, a double guest bedroom with an ensuite, an additional 2 double bedrooms and a family bathroom. There is also a useful utility room.







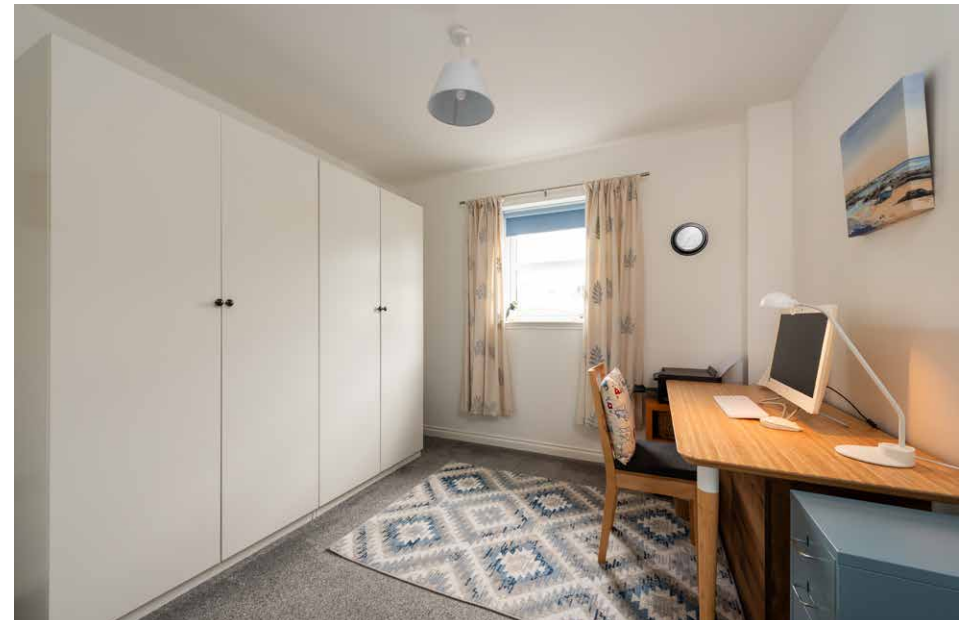
ACCOMMODATION

Ground Floor: Entrance Vestibule, Hall, Sitting Room, Kitchen/Dining Room/Sitting Room, Utility Room, Principal Bedroom with En Suite, Double Bedroom with En Suite, 2 Double bedrooms, Family Bathroom.

GARDEN

Pine View sits in the centre of a lovely plot and is pleasantly set back from the main road. To the front is a generous gravel parking area with ample room for multiple cars. The lawn is well maintained and a hedge has been planted providing privacy. To the rear is a delightful garden which has been designed for the property, there is a lovely lawn with raised borders around the edge and a pretty sun deck with superb views over the surrounding countryside.

Sitting within the garden is also the garden room, a great space which has a myriad of possible uses and has been built to a very high standard. Fully insulated with big windows overlooking the garden it is a super addition to the property.





SERVICES

Water	Electricity	Drainage	Heating	Broadband	Mobile
Mains	Mains	Mains	Air Source Heat Pump	FTTC	YES

COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Council Tax	Tenure	EPC
Band F	Freehold	B

FLOOD RISK

Pine View is not located in an area where there is a risk of flooding.
Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

DIRECTIONS

From Dundee, head northwest on the B854 past Newtyle, then turn left at the Newbighing turn off, and head for Ardler road. Alternatively continue from Newtyle to Meigle and turn left at Ardler Road. Continue for 2,2 miles until you arrive into Ardler.

From Perth, head northeast on the A94 toward Coupar Angus. Continue through Coupar Angus and after approximately 3 miles turn right towards Ardler. When in Ardler, take turn left onto Main Street and Pine View will be on your left hand side, adjacent to Wallace Street.

POST CODE

PH12 8SR

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///pilots.motored.pounding

SOLICITORS

Lindsays Solicors, Seabraes House, 18 Greenmarket, Dundee DD1 4QB T: 01382 224112

LOCAL AUTHORITY

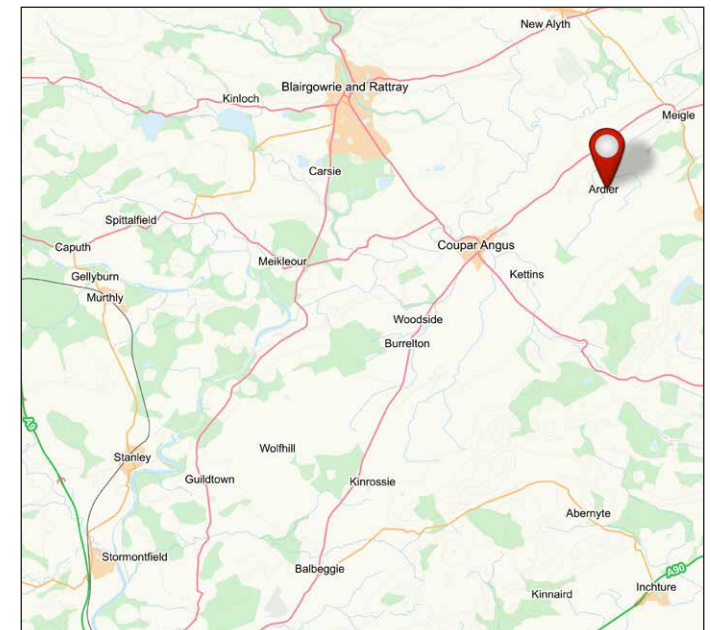
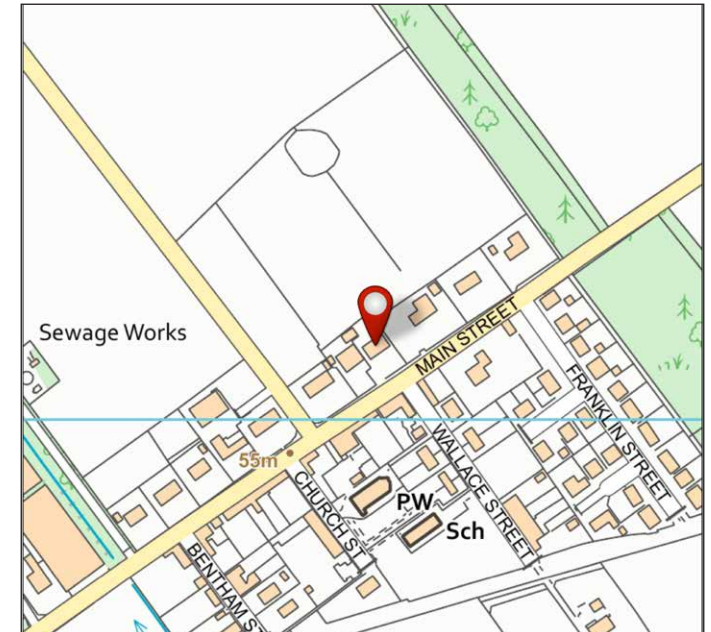
Perth and Kinross Council, Pullar House, 35 Kinnoull Street, Perth, PH1 5GD T: 01738 475 000

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

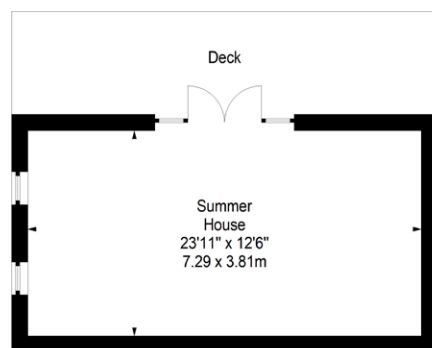
Strictly by appointment with the Selling Agents.



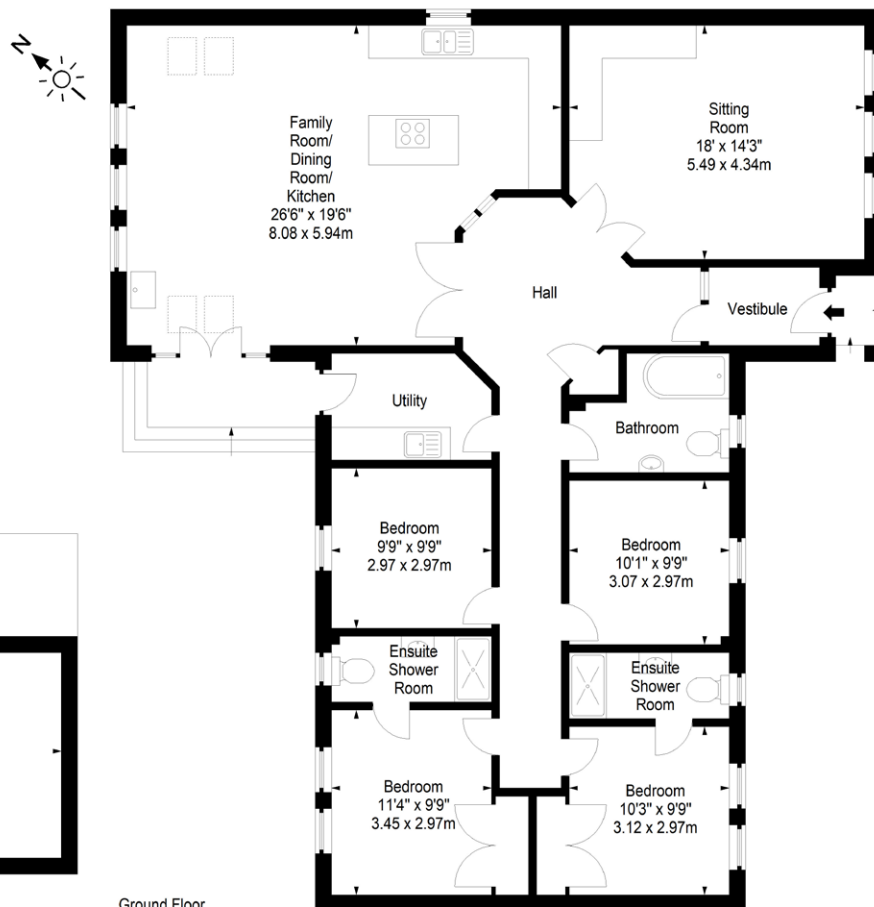
**Pine View,
Ardler,
Perth and Kinross, PH22 8SR**



Approx. Gross Internal Area
1682 Sq Ft - 156.26 Sq M
Summer House
Approx. Gross Internal Area
304 Sq Ft - 28.24 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor



Ground Floor

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.

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 2025





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