



ROBB
RESIDENTIAL

4 East Nether Blelock Farm, Bankfoot, Perth, Perth & Kinross

www.robbrresidential.com

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4 East Farm

Bankfoot, Perth, Perth & Kinross, PH1 4EE

Bankfoot 0.7 miles Perth 7 miles Dundee 26 miles
Edinburgh 54 miles Glasgow 66 miles

With wonderful rural views an attached cottage and one of only seven delightful country homes formed by a successful farmhouse and steadings conversion.



Ground Floor:

Outer canopy porch, entrance reception hall, general purpose and airing store, sitting room, triple aspect garden room, fitted and integrated kitchen, bedroom 1 with fitted wardrobes, bedroom 2 with fitted wardrobes and en suite shower room, main shower room.

Outbuildings:

Integral garage with internal door from the sitting room, tiled floor, remotely operated up and over roller door, oil fired central heating boiler, access to partially floored attic space via retractable loft ladder. 2 x well-seasoned timber garden sheds with additional tool locker.



Gardens:

Black asphalt common driveway to number 4. Black asphalt vehicle hardstanding. Mature lawn bounded by a combination of palisade fencing and pruned beech hedge. Rivened stone flagstone terrace and path around the house, well stocked alpine bed. A gap in the hedge leads to a further area of lawn bounded by post and wire rylock fencing and a mixture of tree saplings and alpine bushes. To the rear is a gravel apron bounded by close board fencing and a natural exposed stone wall.

Land extends to circa 0.516 acres.

Situation

4 East Nether Blelock Farm Cottage is situated in a wonderful Perthshire countryside just about 0.75 miles from the village of Bankfoot.

Bankfoot village has a small shop and post office, the historic Bankfoot Inn, Auchtergaven Tennis Club, and the popular Taste Perthshire. Auchtergaven Primary School is located within the village, with secondary education available at Bertha Park High School in Perth. There are also several respected private schools in the surrounding area.

The city of Perth is about 7 miles to the south and provides an extensive range of cultural, retail, leisure and professional services. Perth has a Concert Hall, Theatre, Art Gallery, Museum, cinema, Ice Rink, Sports Centres, and several golf courses. It also offers excellent dining facilities and numerous hotels and welcoming pubs. The city has excellent transport links, with a mainline railway station providing regular services to Edinburgh, Glasgow, Dundee, Aberdeen, Inverness, and London. The historic village of Dunkeld is about 7.5 miles to the north and being part of the Tay Valley offers many beautiful walks, a fantastic range of cafes, restaurants and independent shops as well as range of outdoor activities including fishing, field sports and off road driving. The nearby A9 arterial road provides swift access to the Highlands, Central Scotland, and beyond



Description

4 East Nether Blelock, it is a lovely, semi-detached cottage type home which has been created from the successful conversion of a former farmhouse and steadings, it is one of only seven homes in a well finished development of mixed architectural styles. All of the homes are set at the top of a gentle rise and there are fine aspects out across adjacent farmland and countryside.

As mentioned, the house is semi-detached and it is completed in a combination of cream painted harling, and natural stone relief with exposed smooth ashlar at quoins, doors and window mullions. The house is under a slated roof. Internally there is good use of engineered dressed oak hardwood flooring, the skirtings, facings and doors are to joinery finished white oak completed with stainless steel ironmongery. Kitchen and bathroom ware are good quality and teamed with complimentary coloured ceramics to both floors and walls. The house is presented in fresh decorative order, and the conservatory is a lovely triple aspect room with panoramic views over surrounding countryside.

Ground Floor

Slate roof outer canopy porch, via opaque glazed outer door with matching side screens to entrance reception hall, access hatch to attic, general purpose and airing store with underfloor heating tails and electrical switchgear, sitting room with functioning open fire set in a marble fireplace and raised marble hearth and slips, twin leaf full drop glazed doors lead to the triple aspect garden room

with French door to gardens and dressed oak panel ceiling, hardwood fitted and integrated kitchen with AEG appliances, good space for dining table and chairs, inset ceiling downlights, door to gardens, bedroom 1 with twin leaf door fronted fitted wardrobes, bedroom 2 with twin leaf door fronted fitted wardrobes and tiled en suite shower room, main fully tiled shower room with glass enclosure and vanity set wash hand basin, whole panel ceiling cladding with stainless steel strip detail and inset downlights.

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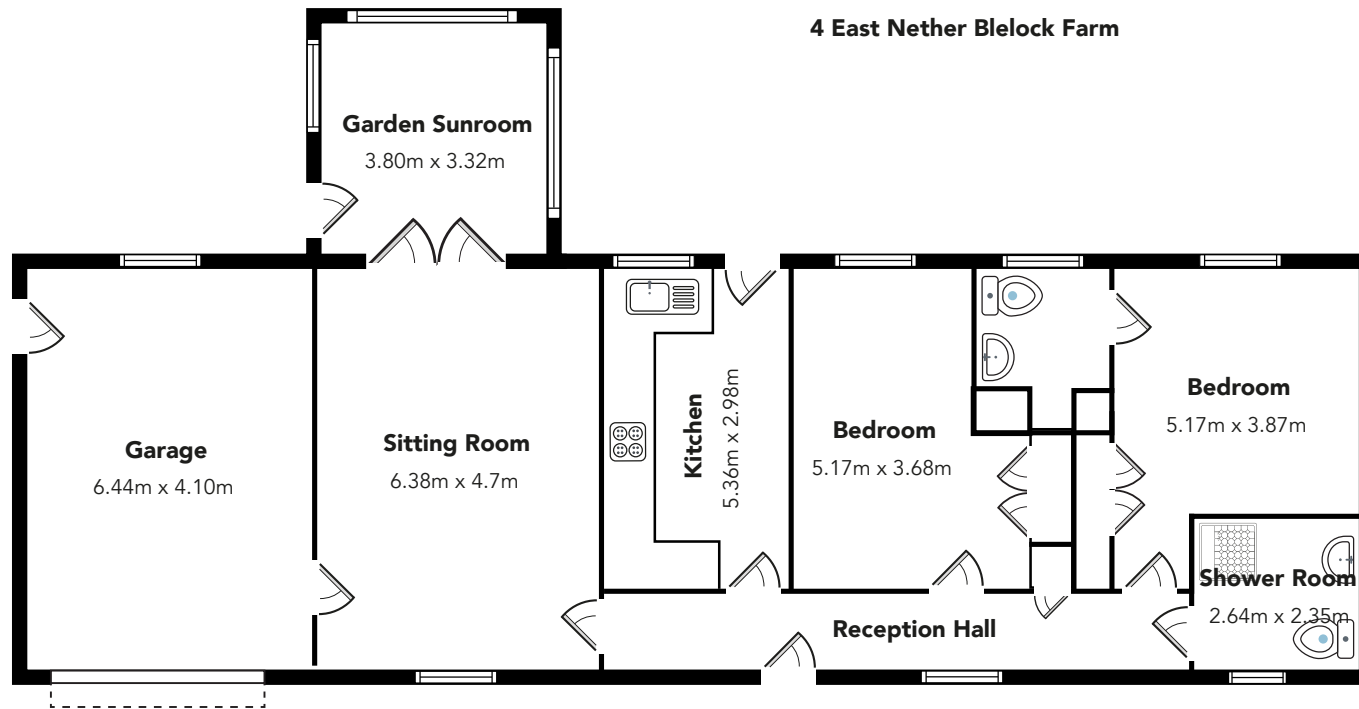
Outbuildings

Integral garage with internal door from the sitting room, tiled floor, remotely operated up and over roller door, oil fired central heating boiler, access to partially floored attic space via retractable loft ladder. 2 x well-seasoned timber garden sheds with additional tool locker.





Floorplan and Site Location



All measurements, walls, doors, windows, fittings and appliances, their size and location, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Local Authorities

Perth & Kinross Council
Tel: 01738 475000

Council Tax

4 East Nether Blelock Farm is in Band E and the amount of council tax payable for 2026/2027 is £2568.28 including mains water and excluding sewerage.

EPC

Rating C.

Services

Mains electricity, mains water supply, oil fired wet coil underfloor central heating, double glazing, drainage is by shared septic tank.

Note: The services have not been checked by the selling agents.

Viewing

Strictly by appointment with Robb Residential telephone 0141 225 3880.

Possession

Vacant possession will be given on completion.

Special Conditions of Sale

1. The purchaser shall within 5 days of conclusion of missives make payment as a guarantee for due performance of a sum equal to 10 per cent of the purchase price on which sum no interest will be allowed. Timeous payment of the said sum shall be a material condition of the contract. In the event that such payment is not made timeously the seller reserves the right to resile without further notice. The balance of purchase price will be paid by Bankers Draft at the date of entry and interest at five per cent above The Royal Bank of Scotland base rate current from time to time will be charged there on from the term of entry until payment. Consignation shall not avoid payment of the foregoing rate of interest. In the event of the purchaser of any Lot(s) failing to make payment of the balance of the said price at the date of entry, payment of the balance of the purchase price on the due date being the essence of the contract, the seller shall be entitled to resile from the contract. The seller in that event reserves the right to resell or deal otherwise with the subjects of sale as he thinks fit. Furthermore he shall be entitled to retain in his hands the initial payment of ten per cent herein before referred to which shall be set off to account of any loss occasioned to him by the purchasers' failure and in the event of the loss being less than the amount of the said deposit the seller shall account to the purchasers for any balance thereof remaining in his hands.
2. The subjects will be sold subject to all rights of way, rights of

Offers

Offers are to be submitted in Scottish legal terms to the selling agents Robb Residential, 176 St. Vincent Street, Glasgow, G2 5SG. A closing date for offers will probably be fixed and prospective purchasers are advised to register their interest with the selling agents in order to be kept fully informed of any closing date that may be fixed.

Fixtures and fittings

All items normally known as tenant's fixtures and fittings, including garden ornaments and statuary, are specifically excluded from the sale. The white goods are included in the sale but they are not in good working order. However, certain items, including furniture may be available to a purchaser in addition, by separate negotiation.

If you require this publication in an alternative format, please contact this office on 0141 225 3880.

Overseas Purchasers

Any offer by a purchaser(s) who is resident out with the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.

access, wayleave, servitude, water rights, drainage and sewage rights, restrictions and burdens of whatever kind at present existing and whether contained in the Title Deeds or otherwise and whether formally constituted or not affecting the subjects of sale.
3. The seller shall be responsible for any rates, taxes and other burdens for the possession and for collection of income prior to the said date of entry. Where necessary, all rates, taxes and other burdens and income will be apportioned between the seller and the purchasers as at the said date of entry.
4. The minerals will be included in the sale of the property only insofar as the seller has rights thereto.
5. As part of providing our vendor clients with an improved service and added protection we will seek ID confirmation either direct from the buyer or via Smart Search. The provision of ID confirmation may increase the credibility of an applicant's offer and could encourage our clients to view an offer more favourably.

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IMPORTANT NOTICE

Robb Residential for themselves and for the Vendors of this property, whose agents they are, give notice that: 1. The particulars are intended



Travel Directions

From Perth, and from the Inverlornock roundabout, proceed in a northerly direction on the A9. Continue for 5 miles taking the signposted junction Bankfoot B867. Continue for 0.5 miles turning left signposted Moneydie, Almondbank, Methven. Continue for 0.4 miles then turn right signposted 4, 5, 6 East Nether Blelock. Continue up the driveway to find number 4 within.

to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Robb Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Robb Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs and particulars taken May 2026.

MEASUREMENTS AND OTHER INFORMATION

All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



The Beacon
176 St Vincent Street
Glasgow
G2 5SG
sales@robbresidential.com
Tel: 0141 225 3880