



CORNRIGS

Abernethy, Perthshire, PH14 9RB





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A charming rural home, offering spacious, lateral living accommodation, set apart by its glorious setting, far-reaching southerly views, and grounds of some 1.79 acres.

Accommodation

Ground Floor:

Entrance Vestibule, Hall, Sitting Room, Dining Room, Kitchen/Breakfast Room, Utility Room, and Cloakroom/WC.

Principal Double Bedroom with en-suite Shower Room, Two Double Bedrooms, and a Family Bathroom.

Integral Double Garage.

Gross Internal Floor Area: Approximately 1,841 sq ft (171.1 sq m).

Exterior:

Cornrigs stands in highly charismatic and established grounds extending to approximately 1.79 acres, including:

- Mature, well-stocked garden with an abundance of character and colour, featuring a sheltered, south-facing patio terrace, herbaceous borders, and fruit trees.
- Broad, neat block-paved driveway providing parking for multiple vehicles to the front of an integral double garage.
- Fenced Paddock
- Idyllic woodland glade incorporating a section of the Abernyte Burn.

*Abernyte 0.4 miles (0.6 km); Inchtute 4 miles (6 km);
Dundee City Centre 11 miles (18 km); Perth City Centre 16 miles (26 km);
Edinburgh City Centre 57 miles (91 km).
(All distances are approximate).*





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Situation

Cornrigs lies a short distance west of Abernyte, nestled in a glen above the Carse of Gowrie, where the agrarian plain begins to rise into the Sidlaw Hills. The house sits on an elevated position amidst the undulating farmland, with a long south-easterly outlook over the Carse towards the River Tay. An idyllic woodland glade protects the grounds to the South, providing the house and its garden a settled sense of privacy.

Known for its picturesque setting and community, the small rural village of Abernyte has a primary school and lies approximately 3.5 miles by road from the village of Inchtute, which has a Post Office, convenience store, hotel, and restaurant, along with direct access to the A90.

Dundee and Perth are both within commuting distance and offer the broad range of shops, restaurants/bars, cultural venues, and leisure facilities expected from cities of their size. Ninewells Hospital in Dundee is within around a 10-mile journey by road from Corn Rigs, while Perth Royal Infirmary is approximately 17 miles by car. Railway stations in both Perth and Dundee provide services to Edinburgh, Glasgow, Aberdeen and Inverness, as well as London. The A90 gives the principal road link between Perth and Dundee and links into the M90 South at Perth, while the Tay Road bridge in Dundee places St Andrews and wider central and east Fife within reach.

Nearby, the Sidlaw Hills offer excellent walking and cycling opportunities, while the Angus Glens and the hills and lochs of Highland Perthshire also offer plenty for outdoor enthusiasts. There are several golf courses within around a 15-mile drive of Corn Rigs, including the 18-hole course at Piperdam Golf and Leisure Club and the championship courses of Blairgowrie Golf Club. The world-famous Carnoustie Golf Links lies approximately 25 miles away by road. The area's provision of state schooling is supplemented by several of Scotland's leading independent schools, including the High School of Dundee, Craigclowan Preparatory School, Strathallan School and Glenalmond College in Perthshire.

General Description

Set within a highly charismatic parcel of private grounds, Cornrigs is a detached, rural bungalow dating from circa 1990, with an open outlook to the southeast across undulating countryside towards the Carse of Gowrie the distant Tay. Epitomising quintessential country charm, the grounds feature an abundant garden framing the house, a fenced paddock and, at the periphery, a portion of a woodland glade through which the Abernyte Burn flows.

Ensconced by mature plantings, the single-storey dwelling has a low profile within its mature plantings: its timeless façade finished with rendered elevations, set beneath a pitched tiled roof. On approach, the entrance from the country road opens onto a neat, block-paved driveway, affording ample space for parking multiple vehicles in front of the integral double garage. Hedges, specimen trees and deep borders soften the approach and provide effective screening.





Beyond the threshold, a traditional entrance vestibule opens into a central hall, which borrows daylight and depth from the dining room through a series of timber-framed windows punctuating the shared inner wall. The hall is well-appointed with built-in storage, with both a deep storage cupboard and a cloak cupboard.

The triple-aspect sitting room is a statement principal reception space, with a generous fenestration which capitalises on the picturesque setting. Broad picture windows to the south and east frame particularly far-reaching views over the garden and rural prospect beyond, offering glimpses of the distant silvery Tay and its iconic railway bridge. A set of sliding French doors provide direct access to a patio terrace in the garden. Sheltered by the house on two sides, the terrace is an ideal spot for alfresco living and entertaining, with the garden and its surroundings as a glorious backdrop. The separate dining room is also accessed off the hall and has a set of patio doors to the sheltered, south-facing terrace.

The well-proportioned kitchen is appointed with traditional, wall and floor cabinetry, as well as a fitted breakfast table, for sociable or day-to-day dining. A large window to above the sink, overlooking the garden and fields beyond, provides a natural focal point. A four-ring gas hob is set into the roll-top work surface beneath an integral extractor hood, and the kitchen's base units frame a Beko dishwasher and space for an under-counter fridge. There is also a Zanussi electric cooker with a four-ring electric hob and double oven/grill.

Practically positioned off the kitchen, the utility room houses the boiler and provides a secondary sink with draining board, as well as additional storage and space for white goods. It leads to a vestibule with an exterior door giving access to the garden to the side of the house and a cloakroom with a WC and wash hand basin.

The principal bedroom is particularly generously proportioned and has a private, easterly outlook into the garden and over the neighbouring fields. It has a recessed wardrobe, which is concealed by a curtain, and an en suite shower room finished with quality, sandstone effect wall and floor tiling and a vanity unit incorporating a WC with a hidden cistern and a wash hand basin.

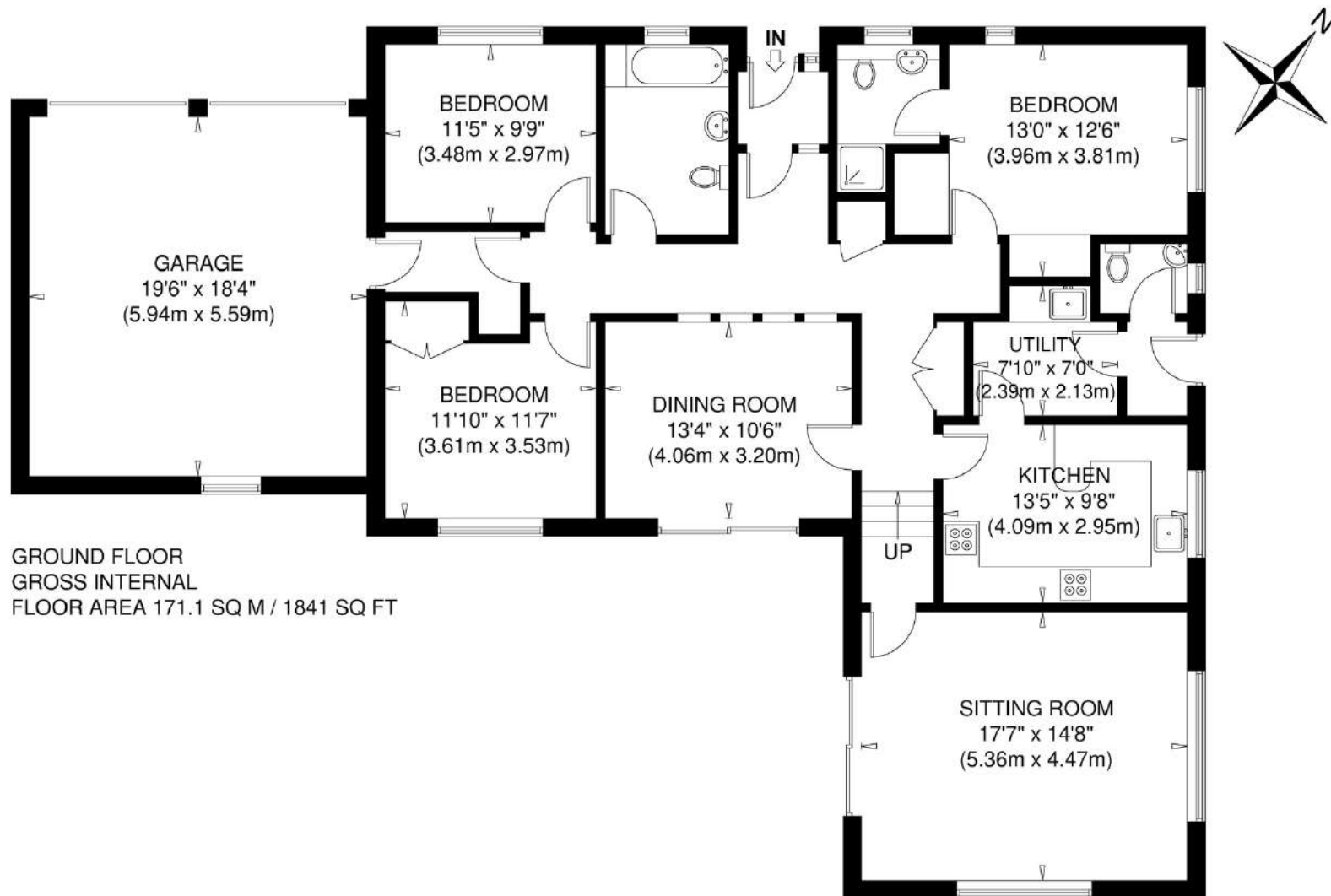
There are two further, comfortable double bedrooms at Corn Rigs, one of which has a fitted wardrobe and shares in the splendid southerly outlook over the garden and towards the Carse of Gowrie. The family bathroom has a bath with a shower above, a pedestal wash hand basin, and a WC.

Off the central hall, a door leads into a vestibule or cloakroom that connects the house to the integral double garage.

The grounds at Cornrigs are wonderfully well-established and varied. Stretching around the house on all sides, the domestic garden has been stocked for year-round colour and interest and features spacious areas of lawn, landscaped into distinct pockets and trimmed by burgeoning herbaceous borders, mature mixed hedging, and specimen trees. Beyond the cultivated garden, the paddock opens the holding to its long rural view, while a gate provides access into the mature, mixed copse of woodland which forms a glade around the Abernety Burn.







CORNRIGS

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA = 171.1 SQ M / 1841 SQ FT

All measurements and fixtures including doors and windows are approximate and should be independently verified.

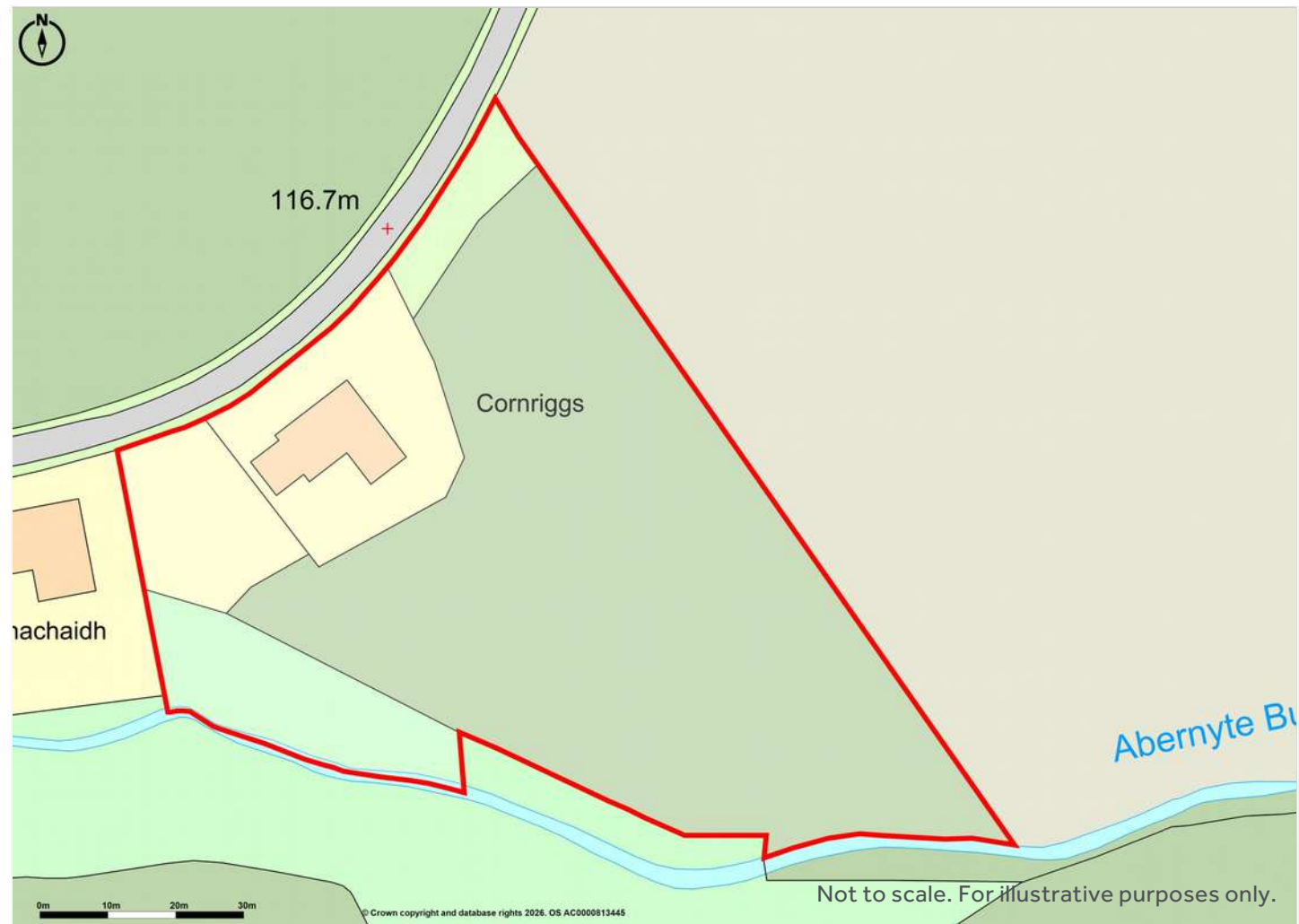
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LANDMARK INFORMATION

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Plotted Scale - 1:1000. Paper Size - A4

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GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the selling agents Rettie Town & Country, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is PH14 9RB.

what3words: ///handbag.octagonal.evenings

Fixtures and Fittings

Only items specifically mentioned in the sales particulars are included in the sale price.

Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

Services

Mains electricity and water. Private LPG gas tank for LPG-fired boiler and central heating system. Roof-mounted solar PV panels. Drainage is to a private septic tank.

Council Tax Band

F

EPC Rating

Band D

Tenure

Freehold

Particulars and Plans

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Offers

Offers should be submitted in Scottish Legal Form to the joint sole selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6HA. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.



Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available on request.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agents, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

Rettie & Co. give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.





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