



Thorntons 
The right way to move

9 Smiddy Road,
Newtyle,

Blairgowrie,
PH12 8TB



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Property Summary

Set within the welcoming village of Newtyle, 9 Smiddy Road is a detached bungalow offering comfortable single-level living with excellent scope for refurbishment and personalisation.

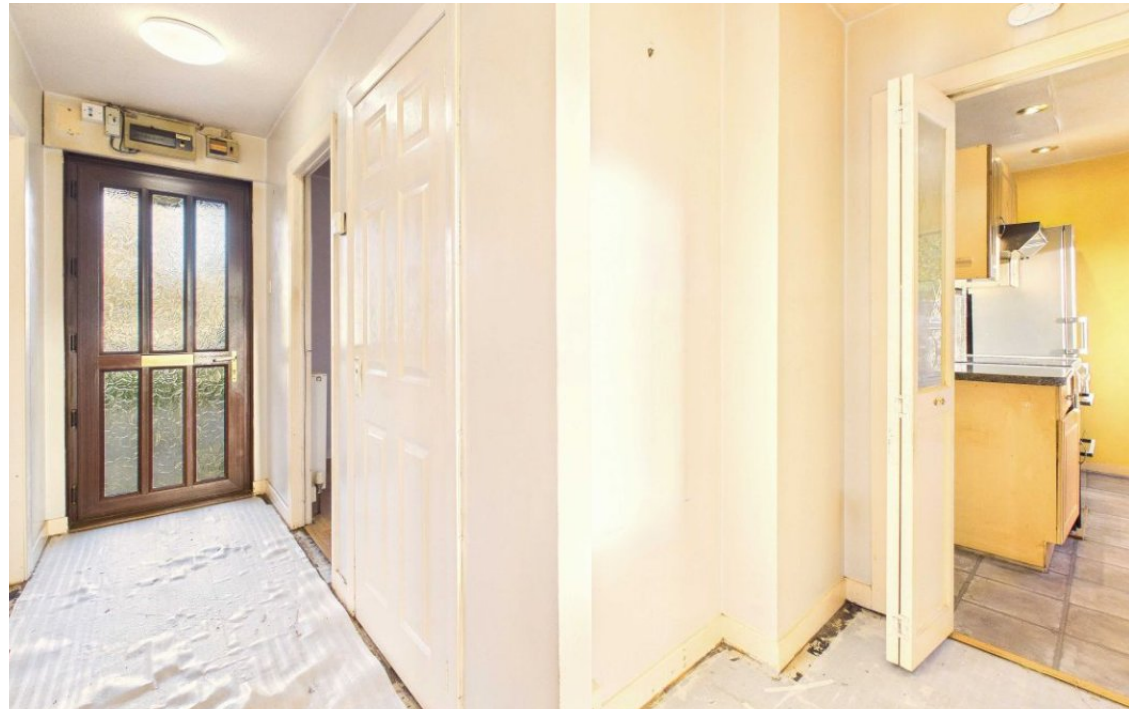
The property provides an appealing opportunity for buyers to modernise and create a home tailored to their own tastes, while the generous gardens, detached garage and driveway add valuable practicality.

The accommodation begins with an entrance hall with storage, leading to a generous living/dining room with fireplace and a fitted kitchen with direct access to the garden. Three bedrooms are served by a three-piece shower room.

Outside, private front and rear gardens provide useful outdoor space, complemented by a detached garage and driveway parking.

Features

- Detached bungalow in Newtyle
- Scenic rural outlook
- Single-level layout with scope for refurbishment
- Entrance hall with storage
- Generous living/dining room with fireplace
- Kitchen with fitted units and garden access
- Three bedrooms
- Three-piece shower room
- Private front and rear gardens
- Detached garage and driveway parking
- Gas central heating and double glazing

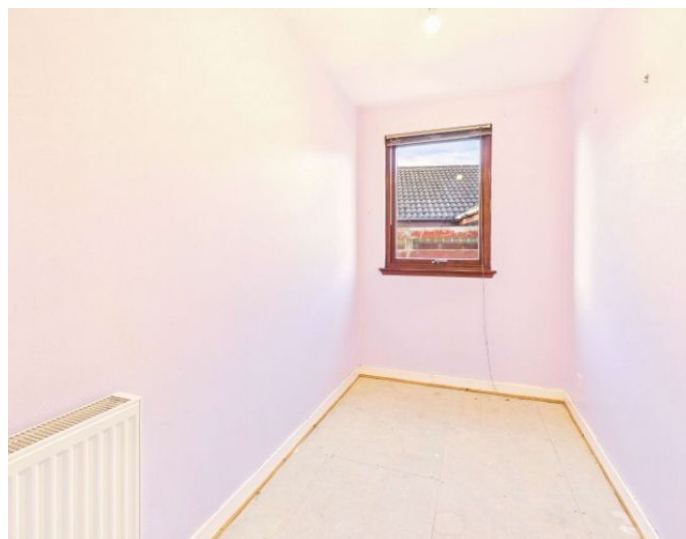








[Click here to take a virtual tour](#)





Newtyle

The charming village of Newtyle is situated in the heart of Angus, surrounded by beautiful open countryside and occupying a picturesque position between the Sidlaw Hills and the fertile Strathmore valley.

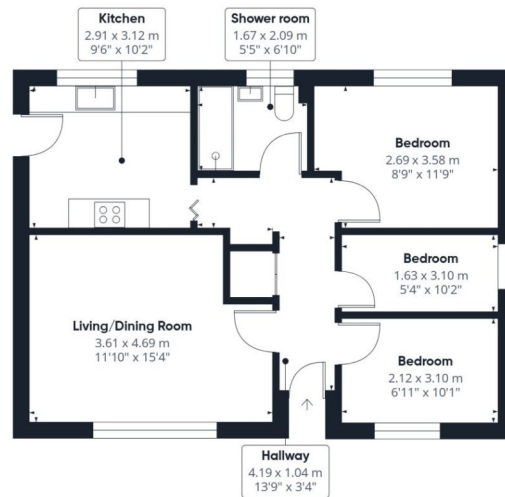
Offering a peaceful semi-rural lifestyle within easy commuting distance of Dundee, Perth and Blairgowrie, Newtyle is an appealing choice for those seeking countryside and convenience. The village is an established rural service centre with a useful range of amenities, including local shops, a post office, pub, restaurant and doctor's surgery, while further shopping, leisure and professional facilities can be found in nearby Dundee, Blairgowrie, Forfar and Coupar Angus.

Newtyle is surrounded by attractive walking and cycling routes, with the former railway line forming part of the local path network and the scenic Sidlaw Hills providing an outstanding backdrop for outdoor pursuits. The wider area is particularly appealing to walkers, cyclists and golfers, with plentiful opportunities to explore the Angus and Perthshire countryside. Historic attractions are also nearby, including Hatton Castle.

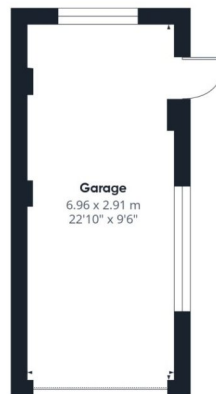
Families are well served by Newtyle Primary School and nursery, while secondary education and further amenities are available in neighbouring towns. Newtyle is particularly convenient for commuters, lying approximately 10–11 miles from Dundee, with Perth around 20 miles away and Blairgowrie readily accessible. Good road connections provide easy access throughout Angus, Perthshire and beyond.



Floorplan



Main Floor Building 1



Main Floor Building 2

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Approximate total area⁽¹⁾

76.8 m²
828 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

PROPERTY STUDIOS



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