

MILLER GERRARD

Solicitors and Estate Agents



NEWLANDS FARMHOUSE, WESTER ESSENDY, BLAIRGOWRIE PH10 6RD

A TRADITIONAL STONE BUILT THREE BED FARMHOUSE, OFFERING SPECTACULAR VIEWS OF THE OPEN COUNTRYSIDE TOWARDS MARLEE LOCH IN THE DISTANCE.

- LOUNGE
- UTILITY ROOM
- STUDY
- THREE DOUBLE BEDROOMS
- OLD FIRED CENTRAL HEATING
- REAR PORCH
- DRIVEWAY AND PARKING
- COUNCIL TAX BAND 'D'
- KITCHEN / DINING / FAMILY ROOM
- WC
- SHOWER ROOM
- BATHROOM
- DOUBLE GLAZING
- GARDENS
- EPC BAND 'F'
- HOME REPORT VALUE £250,000

OFFERS OVER £ 250,000

Miller Gerrard are delighted to bring to the market Newlands Farmhouse. This most attractively situated traditional stone-built farmhouse is located in an elevated position approximately 5 minutes' drive from the town of Blairgowrie, with panoramic views over farmland, looking down towards Marlee Loch in the distance.

Attached to the property is a cottage, converted from a former telephone exchange. The cottage is for sale by the seller of the Farmhouse, and there is an opportunity for a purchaser needing to require adjacent accommodation for e.g. the use of a relative to buy both properties.

The generously sized accommodation comprises on the ground floor dual aspect lounge with connecting door to a study, modern extension incorporating a large kitchen / dining / family room which over looks the rear garden, a utility room, WC, shower room and double bedroom with views to the front.

On the first floor there are two double bedrooms and a family bathroom.

There is oil-fired central heating and the property is double glazed.

Externally there is a large driveway suitable for parking several vehicles, and the garden grounds which are set in lawn and patio.

The property enters at the front by a half double glazed door into a double glazed Sun Porch, with a fully glazed inner door to the spacious Hallway with cloak rails. Stairs. with under stairs storage lead to the first floor accommodation.

Lounge: A bright and spacious lounge with dual aspect windows to the front and rear, and a tiled fireplace with open fire and back boiler.

Study: Enters from the lounge with windows to the front and rear, and door to the driveway. This is an extension which requires upgrading.

Kitchen / Dining / Family Room: A large bright extension, with windows overlooking the rear and side gardens. French doors lead to a paved area and the raised gardens, with a bevelled glass door connecting to the lounge and also the utility room. The kitchen area is fitted with a range of both floor standing and wall mounted kitchen cabinets with contrasting work surfaces. There is a stainless steel sink with drainer, Gas 5 ring hob with glass splashback and extractor above, double oven dishwasher, spotlights and vinyl flooring with the room allowing plenty of space for a dining table and chairs.

Utility: With window to the side and fitted with a range of base units. a stainless steel sink, central heating boiler, hatch to the attic, a pulley, cloak rail, vinyl flooring, space for a fridge freezer and washing machine. A half glazed door leads to the ground floor WC.

Double Bedroom 1 (Ground Floor): With window to the front, timber mantelpiece with tiled fireplace and open fire. Shelved alcove with sliding glass panels for display, coving and fitted carpet.

Shower Room: A large shower room with vinyl flooring, ladder towel rail, large shower with shower curtain, WC and wash hand basin.

Stairs, with staircase with original polished bannister and rail leads to the first floor landing, with hatch to the attic, shelved linen cupboard, and window to the front with views towards Marlee Loch.

There are two double bedrooms, double bedroom two (front left looking from the front), with window to the front and side and with a shelved press. Double bedroom three (front right looking from the front), with window the front and rear and with a shelved press.

Bathroom: With window to the rear and comprising a grey bathroom suite including a bath with over bath shower and glass shower screen, WC and wash hand basin, ladder towel rail, vinyl flooring and Wetwall.

Parking: There is a large driveway and parking area with space for several vehicles.

Gardens: The front garden is laid in lawn. There is a large rear garden with a deep paved area long the rear of the property. Steps lead up to the patio and lawn area where there are mature shrubs and trees.

Wester Essendy is perfectly located around five minutes' drive from the country town of Blairgowrie, which is also conveniently situated within approximately 30 minutes by car of both the cities of Perth and Dundee with their onward rail and motorway connections. Amenities in the town include shops, supermarkets, senior and primary schools, recreation centre with swimming pool, cottage hospital, health centres, dental surgery and library. There are thriving sports clubs, cultural organisations and several golf courses locally. The beautiful Perthshire countryside is virtually on the doorstep with a wide variety of walks around Blairgowrie and more adventurous routes available in Strathardle, Glenshee and Glenisla, approximately 30 minutes by car.



















FLOOR PLAN



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given..

ROOM DIMENSIONS	(in meters)		(in meters)
LOUNGE	4.65 X 3.73	STUDY	3.43 X 3.20
KITCHEN / DINING / FAMILY ROOM	5.31 X 3.84	UTILITY	2.69 X 1.75
DOUBLE BED 1 (GROUND FLOOR)	4.67 X 3.83	SHOWER ROOM (GROUND FLOOR)	3.33 C 2.34
DOUBLE BEDROOM (FRONT LEFT)	4.62 X 3.78	DOUBLE BEDROOM (FRONT RIGHT)	4.67 X 3.83
BATHROOM	2.51 X 2.00		

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Please note - if any domestic appliances are included in the price, they must be accepted as seen, with no guarantee as to their condition.

It is strongly recommended that any interested party should read the Home Report on the property. Any matters concerning the property mentioned in the Home Report should be considered to have been disclosed by these particulars of sale.

TO VIEW

Please contact Miller Gerrard Solicitors 01250 873468

Alternatively, when our office is closed, please contact the staff at PSPC (Perth Solicitors' Property Centre) who will be happy to arrange viewings. Telephone (01738) 635301 on weekdays 09:00 am to 5:00 pm.

THE ABOVE PARTICULARS, WHILE BELIEVED TO BE TRUE, ARE NOT GUARANTEED AND WILL NOT BE HELD TO FORM PART OF ANY CONTRACT OF SALE