

MILLER GERRARD

Solicitors and Estate Agents



ACER COTTAGE, GOLF COURSE ROAD, BLAIRGOWRIE, PH10 6LJ

ACER COTTAGE IS A DELIGHTFUL AND SPACIOUS THREE BED DETACHED BUNGALOW, SET IN BEAUTIFULLY LANDSCAPED, MATURE AND EASILY MAINTAINED GARDEN GROUNDS. THIS ADAPTABLE PROPERTY IS IDEALLY LOCATED BEING WITHIN CLOSE PROXIMITY TO THE FAMOUS BLAIRGOWRIE GOLF CLUB AND A SHORT DRIVE FROM THE LOCAL AMENITIES.

- ENTRANCE HALLWAY
- BREAKFASTING KITCHEN
- THREE DOUBLE BEDROOMS
- GARDENS WITH GARDEN SHED
- EPC BAND 'D'
- DOUBLE GLAZING
- HOME REPORT VALUE £ 385,000
- LOUNGE & SUN ROOM
- FORMAL LIVING & DINING ROOM
- SHOWER ROOM & SEPARATE WC
- SINGLE GARAGE & SUMMER HOUSE
- COUNCIL TAX BAND 'F'
- GAS CENTRAL HEATING

OFFERS OVER £340,000

Miller Gerrard are delighted to bring to the market Acer Cottage. A delightful and spacious three bed family home, located within the prestigious Rosemount area of Blairgowrie, and within walking distance of the famous Rosemount Championship Golf Course.

This extremely versatile bungalow has been sympathetically extended creating a superb living space, with a high degree of privacy, and is within a few minutes drive to the local amenities.

The property is bounded to the front by beech hedging and is accessed via a driveway which is laid in gravel providing off road parking for a number of vehicles. There is a single garage which could be utilised as a workshop or store.

The gardens have been designed with minimal maintenance required, and are mainly laid in lawn with gravel pathways, deep borders with specimen shrubs including azaleas and rhododendrons, and well established trees. The secluded rear garden is also laid in lawn, with a patio area, garden shed and outside tap.

Entry to the property is via the fully insulated and glazed door into a bright central hallway with wooden flooring. Here you will find access to the vented attic space, with double insulation and flooring.

Lounge: With stone fireplace, marble hearth and feature wood burning stove. There are newly fitted double doors that bring you into the attractive sun room, with views to the gardens and with a door to the side.

Double Bedroom 3: With window to the front, double built in wardrobe and storage above.

Breakfasting Kitchen: Located to the rear of the property with a large window and half glazed door to the garden. This spacious family kitchen provides ample room for informal dining and is fitted with a range of both floor and wall mounted cabinets, with contrasting work surfaces including a full range of integrated appliances together with a recently fitted Klarstein induction hob.

Family Shower Room: A recently upgraded and modern shower room comprising a walk-in shower, wash hand basin and WC, ladder towel rail and spot lights.

WC: Recently added, this convenient room provides flexibility to this delightful home.

Formal Living and Dining Room: A charming and spacious formal living and dining room situated to the rear of the property with French doors to both the front and side gardens, and a large built in cupboard for additional storage.

A fifteen pane glazed door leads to the rear hallway and main bedroom area with window to the garden.

Double Bedrooms 1 & 2: Are spacious double bedrooms with windows to the gardens including double fitted wardrobes.

The country town of Blairgowrie is 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.

Acer Cottage is a delightful property providing comfortable living surrounded by easily maintained gardens. Viewing is highly recommended to fully appreciate what is available.



















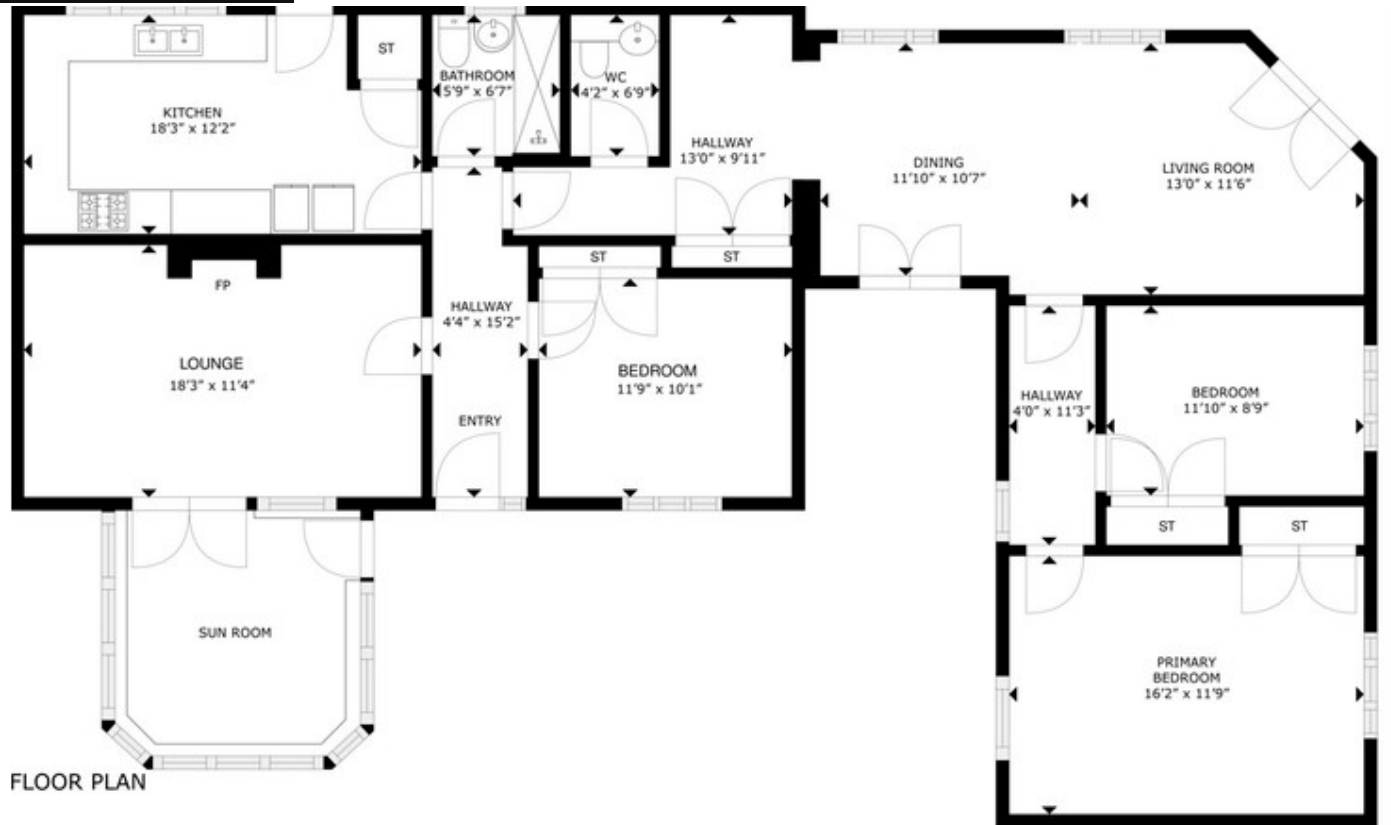








FLOOR PLAN



FLOOR PLAN

Please note: all plans are for illustrative purposes only and should not be relied on a statement of fact. Measurements shown are taken from the widest points and areas with curved or angled walls are approximate.

GROSS INTERNAL AREA
FLOOR PLAN: 1,446 sq. ft.
NET AREA AND PERIMETER ARE APPROXIMATE. OPTIMAL MAY VARY.



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	5.48 x 3.35	Kitchen	5.46 x 3.65
Shower Room	1.82 x 1.52	WC	1.82 x 1.21
Dining Room	3.35 x 3.04	Living	3.96 x 3.35
Bedroom 3	3.35 x 3.04	Bedroom 2	3.35 x 2.43
Bedroom 1	4.87 x 3.35		

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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

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