

MILLER GERRARD

Solicitors and Estate Agents



**WHITE COTTAGE
MERKLANDS HOUSE
BALLINTUIM
BLAIRGOWRIE
PH10 7NN**

TO LET

**£2,500 PCM + COUNCIL TAX
+ UTILITIES**

EPC RATING 'E'

COUNCIL TAX BAND 'E'

WHITE COTTAGE, MERKLANDS HOUSE, BALLINTUIM, BLAIRGOWRIE, PH10 7NN

- * OPEN PLAN KITCHEN / LOUNGE
- * FOUR DOUBLE BEDROOMS
- * TENNIS COURT
- * WOOD BURNER
- * UNDERFLOOR HEATING
- * COUNTRYSIDE LOCATION

Miller Gerrard are delighted to bring to the market White Cottage, a unique opportunity to rent a beautifully refurbished property which has been transformed into a stylish and contemporary four bedroom furnished cottage set in the beautiful Highland Perthshire countryside. The property has been finished and furnished to the highest standard , there are large surrounding gardens that are maintained for you, beautiful views over the countryside and use of the tennis court which is located on the grounds.

The property itself has a lovely and bright open plan kitchen living area with a wood burning stove and full size windows offering natural light and magnificent views. At either end of the living space you will find a staircase each leading to a snug/study space.

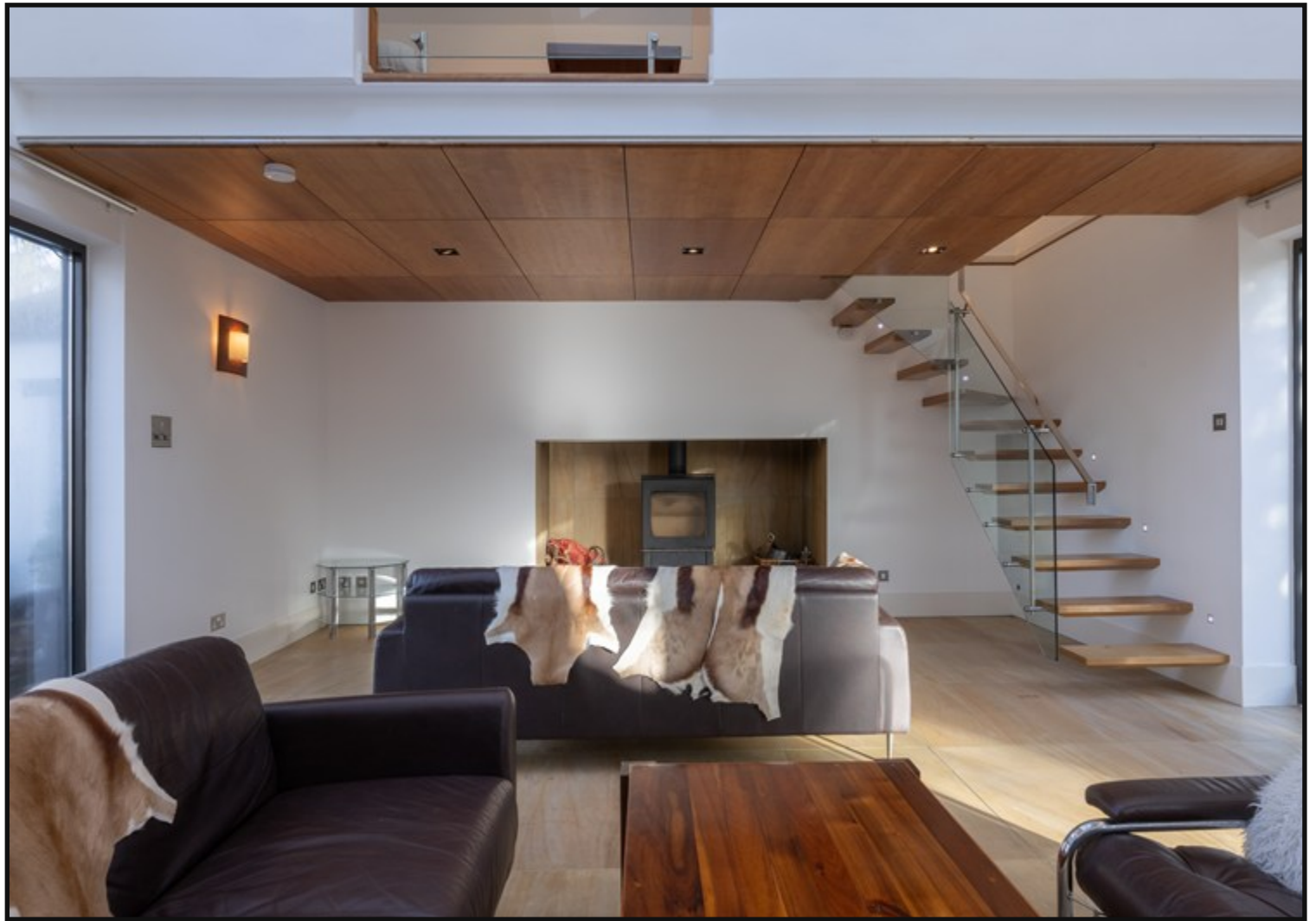
The four double bedrooms ensure that there is ample space for all the family to have a space to relax and unwind or you can all come together in the living space.

The property benefits from underfloor heating, real wood flooring, natural stone flooring, marble worktops, log burning stove, double glazing and private parking.

The White Cottage really must be viewed to appreciate all that it has to offer and its splendid location.

Ballintuim is approx. four miles north of Bridge of Cally, with direct access to the A924 Bridge of Cally to Pitlochry road. Blairgowrie lies approximately 9 miles to the south and Pitlochry approx. 15 miles to the northwest.

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.



















This Private Residential Tenancy will include the following conditions:-

- **The right in favour of the Landlord to review the rent once a year.**
- **The Landlord will be responsible for keeping the premises wind and water tight and the services in working order. The tenant will be responsible for all other repairs.**
- **The tenant must not carry out any structural alterations or re-decoration without having first obtained consent of the Landlord.**
- **The tenant should keep the premises clean and tidy.**
- **The Lease must not be assigned, the house sub-let nor lodgers kept.**
- **No trade is to carried on in the house.**
- **No pets shall be kept except those permitted in writing by the Landlord.**

The rent is £2,500 per calendar month payable monthly in advance by standing order. A returnable deposit of £5,000 will be required. In addition the Tenant will be responsible for Council Tax (Band E) and payment for utilities and other services.

References will be required and it is to be noted that there is no smoking permitted within the property and only pets with prior consent.



ROOM DIMENSIONS	(in meters)		(in meters)
LIVING ROOM	6.92 X 5.28	DINING AREA	3.69 X 5.27
KITCHEN	3.71 X 4.97	BATHROOM	3.17 X 3.38
BEDROOM 1	3.25 X 4.46	BEDROOM 2	3.11 X 4.86
BEDROOM 3	5.31 X 3.68	BEDROOM 4	4.03 X 4.60

MILLER GERRARD

SOLICITORS & ESTATE AGENTS

THE STUDIO

13 HIGH STREET

BLAIRGOWRIE

PH10 6ET

TEL: 01250 873468

EMAIL: property@millergerrard.co.uk

www.millergerrard.co.uk

p^hspc

spc
scotland

onTheMarket.com

Zoopla

rightmove

Visit us on
Facebook
www.facebook.com/MillerGerrardMG

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..

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