

MILLER GERRARD

Solicitors and Estate Agents



RIDGEWAY

WESTER ESSENDY

BLAIRGOWRIE

PH10 6RA

OFFERS OVER

£450,000



EPC RATING 'D'

COUNCIL TAX BAND 'G'

Miller Gerrard are delighted to bring to the market Ridgeway, a lovely sized bungalow situated in Wester Essendy. The property has five double bedrooms, two of which are en-suite and one of which is currently being used as an office. It has a generous living room, kitchen and dining room providing ample space for all the family. There is a good sized utility room and a separate office space. There is potential to reconfigure the rooms and make the property your own. There is a spacious garage attached to the property and a number of sheds within the grounds surrounding the bungalow.

A paddock sits to the rear of the property and overall the site is approx. 4.16 acres making it an ideal rural home with land for potential equestrian, horticultural or small holding interests.

The driveway leads to the property and an area of parking for multiple cars. Ridgeway sits in an elevated position above Loch of Drumellie (also known as Marlee Loch) and commands outstanding views over the loch itself, surrounding countryside and onto the hills beyond, giving a very scenic and peaceful setting.

Ridgeway lies in the much sought after County of Perthshire about 3 miles to the south-west of Blairgowrie and some 8 miles to the east of Dunkeld. Blairgowrie provides a superb range of amenities including supermarkets, restaurants and cafés, independent retailers and both primary and secondary schooling. The village of Dunkeld, lying on the banks of the River Tay, lies to the west (8 miles) and offers a good selection of cafés, independent retailers and the historic Dunkeld Cathedral.

Perth, known as the “Fair City”, can be reached in about a 30 minute journey by car to the south with national retailers, banks, restaurants, concert hall, theatre, cinema, railway station, leisure centre and ice rink. Dundee lies to the east (21.5 miles) providing two universities, an airport and an extensive range of national retailers together with the V&A Museum, Olympia swimming pool and Discovery Point where RRS Discovery is on permanent display.

Perthshire is a county which offers a wealth of outdoor recreational activities including hill walking in the surrounding hills and glens and winter sports up at Glenshee (18 miles). For the golfer, the courses at Rosemount in Blairgowrie and Dunkeld are all within easy reach, whilst fishing may be taken locally. The Loch of the Lowes Visitors Centre and Wildlife Reserve is nearby to Ridgeway and offers the opportunity to observe native wildlife including red squirrels, grey herons, ospreys and great spotted woodpeckers. Perth offers a curling club at the Dewars Ice Rink with cricket available at the Perth Doo’cot Cricket Club whilst the Perth Race Course offers regular events throughout the year.



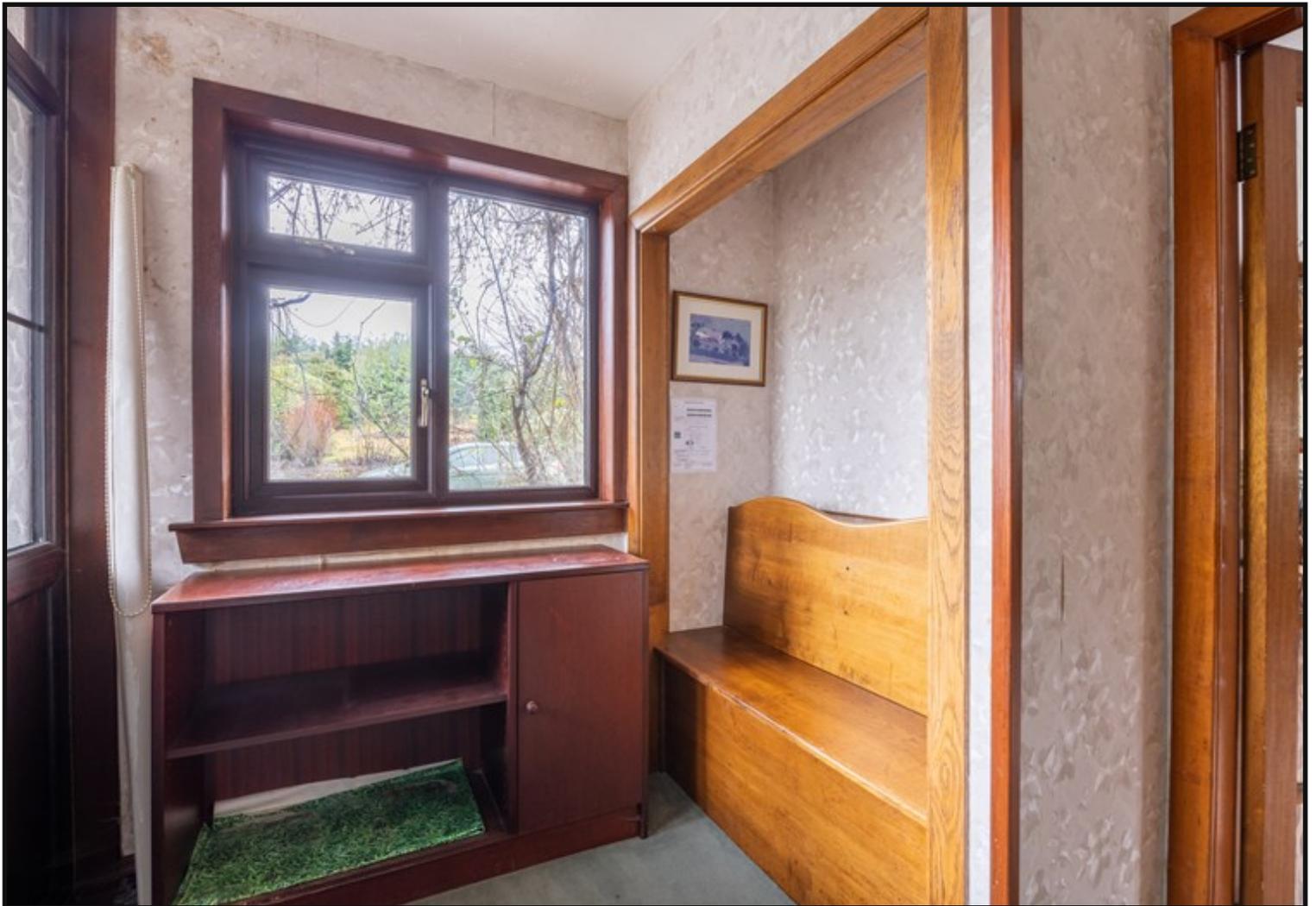






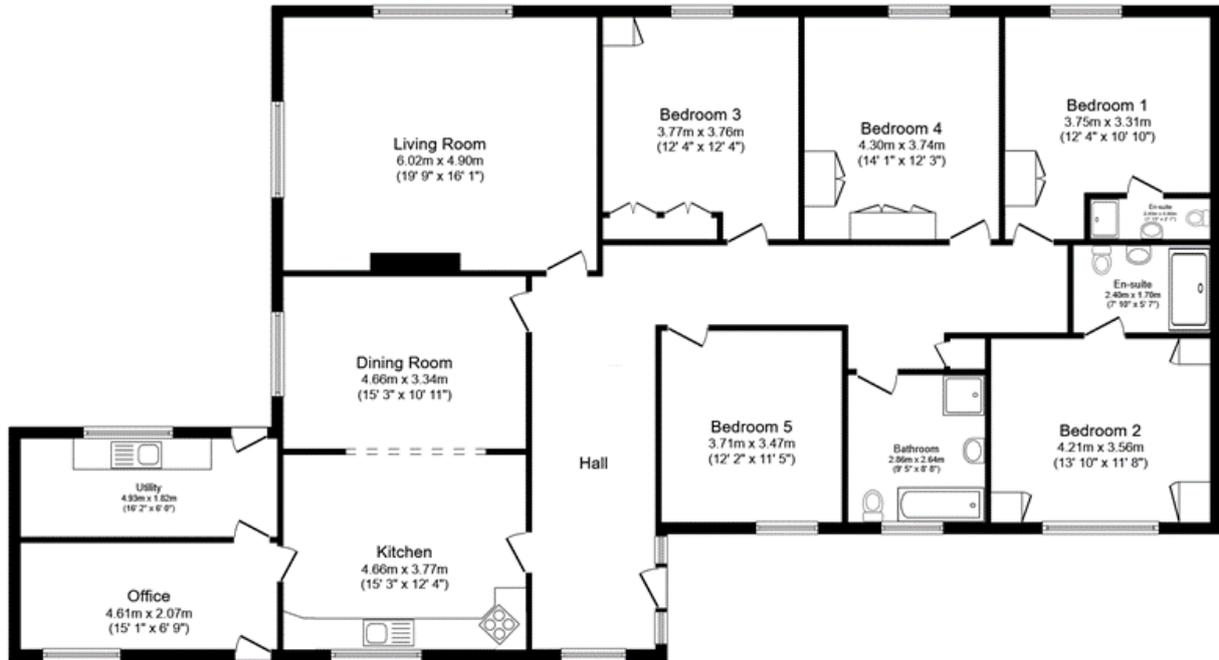












Floor Plan

Floor area 211.4 sq.m. (2,275 sq.ft.)

ROOM DIMENSIONS	(in meters)		(in meters)
KITCHEN	4.66 X 3.77	DINING ROOM	4.66 X 3.34
LIVING ROOM	6.02 X 4.90	BEDROOM 1	3.75 X 3.31
BEDROOM 2	4.21 X 3.56	BEDROOM 3	3.77 X 3.76
BEDROOM 4	3.77 X 3.76	BEDROOM 5	3.71 X 3.47

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



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.

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