



8 Rosie Brae
Drunzie, Glenfarg, Perthshire
PH2 9PE

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A newly constructed detached family home in a semi-rural location

- **Vestibule and reception**
- **3 public rooms**
- **Breakfasting kitchen**
- **Utility room**
- **Family bathroom and shower room**
- **4 bedrooms (2 en suite)**
- **Study/office**
- **Detached double garage**
- **Surrounding corner plot**

Kinross 6 miles, Perth 12 miles, Dundee 29, Edinburgh 32 miles

Directions

Travelling south on the B996 through the village of Glenfarg, bear right just after the primary school onto Greenbank Road. Continue for about 1.6 miles, passing through the hamlet of Duncruevie. 8 Rosie Brae is part of a new development on the left hand side of the road as you leave Drunzie.

Situation

The small hamlet of Drunzie is located in a very accessible position between the villages of Glenfarg and Milnathort. Surrounded by picturesque countryside, and in a tranquil location, commuting to Perth, Dundee and Edinburgh is still quick and easy, with the M90 just a few miles away. Glenfarg and Milnathort offer general stores, post office and banking, and primary schooling.

Perth, which has recently achieved city status, is around 13 miles away, and has an excellent range of shops, supermarkets and professional services in addition to a concert hall, art galleries and Scone Palace. There is National Hunt racing and polo at Scone, which also hosts the Game and Wildlife Conservation Trust's annual Scottish Fair. Perth is a gateway to the Highlands with ample opportunities for hillwalking and skiing at both Glen Shee and Aviemore.

There are golf courses at Milnathort, Kinross and Perth, and the Championship courses at Gleneagles. The River Tay provides salmon fishing and closer to home at Loch Leven there is brown trout fishing. Pheasant shooting can be rented locally on nearby estates. The Ochil Hills are a popular destination for hill walkers and mountain bikers.

Description

8 Rosie Brae is a newly constructed detached family home in a semi-rural location. It has a fine balance of public rooms and bedrooms. The three generous public rooms offer a formal dining room, a sitting room which will have a log burning stove, and a family room off the kitchen with patio doors leading to the garden.

The breakfasting kitchen will have an island, Range cooker, dishwasher and a fridge freezer. There is a separate utility room.

There are four bedrooms, one of which is on the ground floor. Two of the bedrooms have en suite shower rooms. There is a family bathroom and a shower room on the ground floor. Off the first floor landing is a study with a Velux window.

Further features of the property include 2.7 metre ceiling heights on the ground floor, oak doors and facings, white sanitary ware with tiling to dado height, high gloss cream kitchen units with oak wood block effect worktops, and appliances.

Outside

8 Rosie Brae is positioned in a corner plot with a surrounding garden. There is a chipped driveway leading to a detached double garage with electric door access.

Services

Mains electricity and drainage, oil central heating and uPVC double glazed windows.

Servitude rights, burdens and wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have

satisfied himself as to the nature of all such servitude rights and others.

Possession

Vacant possession and entry will be given on completion.

Offers

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

Viewing

Bell Ingram Perth

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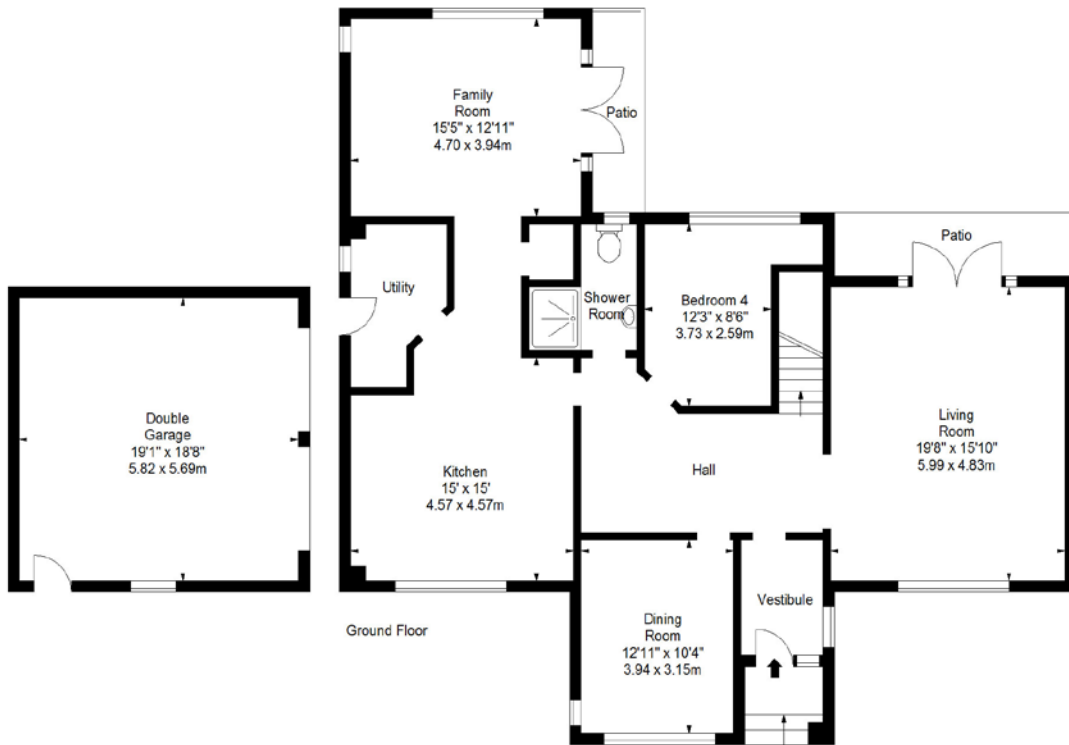
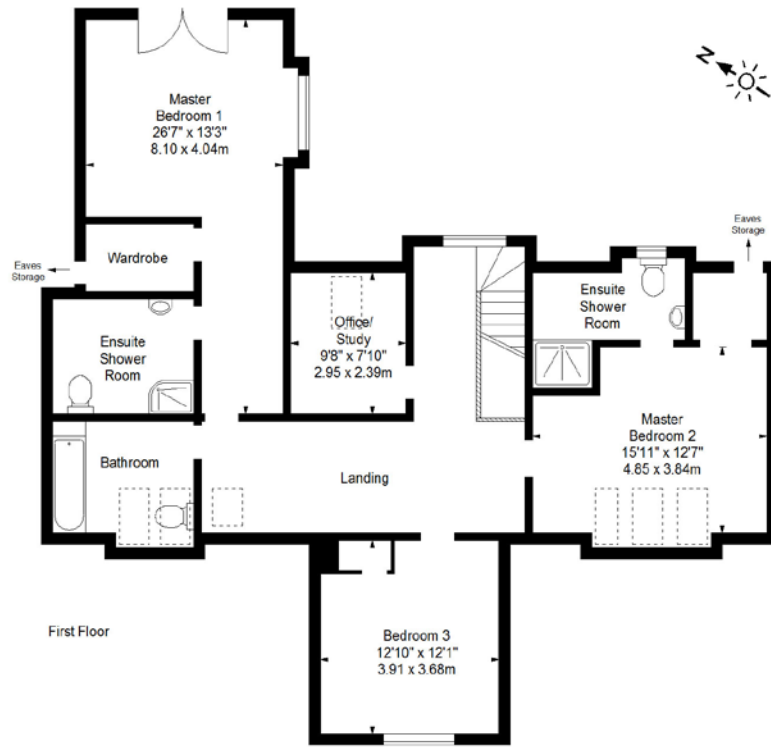
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**Rosie Brae,
Drunzie, PH2 9PE**



Approx. Gross Internal Area
2691 Sq Ft - 249.99 Sq M
Garage
Approx. Gross Internal Area
356 Sq Ft - 33.07 Sq M
For identification only. Not to scale.
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