

Offers Over £420,000



Located in the much sought after area of Rosemount Blairgowrie this is a period dwelling set in extensive enclosed gardens. For sale are the main house, part of which dates back to the early 1800s, and a 1 ½ story 2 bedroom cottage adjacent to the main house and within the garden boundary. The property has all the character and charm of a period building and it has been extended over the years to create the present day family home. The garden grounds are extensive and have a varied selection of shrubs, trees, flower beds and established lawns. There are several outbuildings as well as brick build greenhouses, a detached double garage with power and light and an abundance of storage space and work shop facilities. Features of the main building are it is mainly double glazed throughout the central heating system is by gas fired boiler for both the dwellings backed up by open fireplaces and solid fuel stoves, the cottage has a separate gas connection which could potentially allow for an independent heating system to be installed.

There is straightforward access to arterial roads linking to the main employment centres in the cities of Dundee, Perth and the nearby town centre of Blairgowrie. Rosemount boast one of the finest golf course within Scotland and this is well within a short but comfortable walking distance from the property. The area is ideal for country side walks, dog walking and horse riding. Blairgowrie is a market town which has a good selection of local shopping facilities, supermarkets and schooling at primary and secondary levels.

Viewing is strongly recommended to fully appreciate the prime location as well as the excellent potential this property has to offer. Although in need of some refurbishment and modest redecoration this has been fully reflected within the Home Report Mortgage value as well as the marketing price.

All the furniture, bedroom furniture fitted floor coverings can be left as part of the sale.

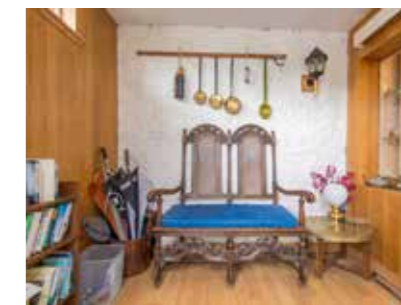


Robinsmead, Woodlands Road, Rosemount, Blairgowrie,  
Perthshire PH10 6JX

**Room Dimensions**

Main House		
Lounge	17'0 x 15'6	(5.18m x 4.72m)
Dining Room	15'6 x 12'0	(4.72m x 3.66m)
Dining Kitchen	17'9 x 9'9	(5.41m x 2.97m)
Pantry	9'6 x 9'9	(2.90m x 2.97m)
WC/Cloakroom	4'8 x 4'0	(1.42m x 1.22m)
Entrance Porch	8'0 x 7'3	(2.44m x 2.21m)
Study	13'0 x 9'6	(3.96m x 2.90m)
Bedroom	11'4 x 15'0	(3.45m x 4.57m)
Bathroom	8'4 x 6'7	(2.54m x 2.01m)
Bedroom	11'9 x 15'0	(3.58m x 4.57m)
Bedroom	20'0 x 11'7	(6.10m x 3.53m)
Shower Room	6'8 x 5'9	(2.03m x 1.75m)
Coach House		
Lounge	14'0 x 14'0	(4.27m x 4.27m)
Kitchen	8'3 x 6'3	(2.51m x 1.91m)
Bedroom	10'8 x 8'0	(3.25m x 2.44m)
Bedroom	9'9 x 8'0	(2.97m x 2.44m)
Bathroom	6'3 x 4'9	(1.91m x 1.45m)





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3 Public



Detached Double  
Garage



5 Bed



EPC Rating



3 Bath



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Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information.

Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.