

MILLER GERRARD

SOLICITORS AND ESTATE AGENTS



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**WOODLANDS COTTAGE
WOODLANDS ROAD
ROSEMOUNT, BLAIRGOWRIE PH10 6JU**

OFFERS OVER £300,000

**Traditional 4 bedroom detached family home
in desirable, secluded Rosemount location.**

**Lounge, sitting room/bedroom 4,
dining room, study, toilet, utility,
open plan kitchen/family/dining, stairs to
3 double bedrooms, bathroom, shower room, gch,
double garage, secluded garden.**

Home Report Value £300,000

EPC Band E

Miller Gerrard



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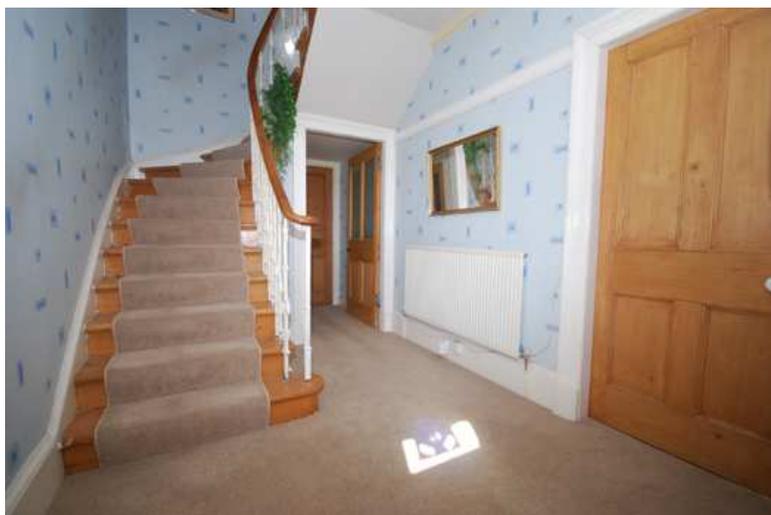
PSPC

This most attractive late Victorian stonebuilt detached family villa is situated in the desirable Rosemount area of town and is within 5 minutes' walk by pathways off main roads to the local primary school campus and approximately 10 minutes' walk to the High School. The generous accommodation, which retains many original features such as paneled doors, sash and case windows with working window shutters, deep skirtings and polished floorboards, comprises on the ground floor, lounge with study off, sitting room/double bedroom 4 to the front, dining room also to the front, large open plan, triple glazed, kitchen/dining/family room extension on one complete side of the property, with feature vaulted ceiling; utility, and toilet. Upstairs there are 3 double bedrooms, shower room and bathroom. There is gas central heating with a new condensing boiler installed in May 2016. Outside there is driveway parking, a large double garage and a secluded garden secured by masonry wall and hedging.

The country town of Blairgowrie is conveniently situated within approximately 25 minutes by car of the cities of Perth and Dundee with their onward motorway and rail connections. Local amenities include shops, supermarkets, secondary school, primary school campus opened in August 2010, recreation centre with swimming pool, cottage hospital, health centres, dental surgery and library. In and around the town there are thriving sports clubs and cultural organizations, including the championship Rosemount golf course (less than 5 minutes by car from the property). The beautiful Perthshire countryside is literally on the doorstep with local paths and tracks in the immediate Rosemount area and more adventurous walking routes in Strathardle, Glenshee and Glenisla, approximately 30 minutes by car.

The property enters by the original substantial front door with stained glass panes above to the

HALL



Generously proportioned. Cloak rail. Coving. Leads by half glazed door to the inner hall with understairs cupboard.

LOUNGE 15 ft 2" x 14 ft 5"

Window to the side overlooking the rear garden. Recently installed wood burning stove in timber mantelpiece. Shelved press. Cupboard under window. Window shutters. Connecting doors with main hall, rear hall and study.



STUDY 7 ft 9" x 6 ft 3"

Enters by door and two steps down from the lounge. Window to the side overlooking rear garden. Computer connection point. Timber venetian blind.

SITTING ROOM/DOUBLE BEDROOM 4 15 ft 5" x 10 ft 7"

Window to the front. Period style fireplace with timber surround. Shelved press. Shutters. Coving. Metal curtain pole. Original stripped and polished floorboards.

DINING ROOM 15 ft 6" x 12 ft 4"



Window to the front. Shelved alcove. Period fireplace with timber surround. Shutters. Elaborate corning. Original stripped and polished floorboards. Connecting doors with main hall and kitchen extension.

KITCHEN/DINING/FAMILY ROOM. 25 ft 4" x 11 ft 4"



Open plan, triple glazed, extension featuring most attractive vaulted ceiling lit by single spotlights and spotlight tracks. Kitchen/dining accommodation to the rear and family accommodation to the front. Range of modern timber floor standing units with beech worktops. Belfast sink with mixer tap. Tiled behind work surfaces.

Range style gas cooker with 8 hobs and double oven. Recently installed french doors to patio to the side and additional full height window to the front family area, both with metal curtain poles. Windows in the kitchen area to the side and rear, each with roller blind.. Polished floorboards. Space for dining table in kitchen area. Connecting doors with dining room to the front and utility to the rear.



UTILITY with window to the rear. Access by door with one step down from kitchen One and a half ceramic sink with mixer tap. Plumbed for automatic washing machine and dishwasher. Quarry floor tiles. Shelving. Wall mounted condensing boiler renewed in May 2016. Roller blind. Connecting door to **rear hall** with quarry floor tiling and back door. High level access to game larder. Fusebox cupboard.

TOILET with W.C and wash hand basin in white. Enters by door off rear hall.

Staircase with original polished timber banister and ornate cast iron rails. Half landing divides with stairs on either side leading to front upper hall with skylight window above stairwell, and rear upper hall with linen cupboard and hatch to attic.

DOUBLE BEDROOM 15 ft 4" x 12 ft 11"



Front left looking from the front

Dormer window to the front. Period fireplace with timber surround. Coombs.

SHOWER ROOM with Velux window to the front. Fully tiled. White W.C. and wash hand basin. Original painted floorboards.

DOUBLE BEDROOM 15 ft x 11 ft
Front right looking from the front

Dormer window to the front. Period fireplace. Roller blind. Coombs. Four spotlight track.



BATHROOM



Fully tiled. Modern white units featuring extra wide bath. Shower over bath with screen. Velux window to the side with blind. Laminate flooring.

DOUBLE BEDROOM 14 ft 10" x 9 ft 7"

Window to the side overlooking rear garden. Period style fireplace. Shelved press. Coombs. Roller blind.



**Gas central heating. New condensing boiler installed May 2016.
Council Tax Band E
Energy Performance Certificate Band E**

Please note – if any domestic appliances are included in the price, they must be accepted as seen, with no guarantee as to their condition.

PARKING in shared driveway to the side of the property.

GARAGE Large double brick built garage (constructed approximately 10 years ago). Up and over door. Power and light. Window to the rear. Side door to front garden.

GARDEN Large secluded garden set out to the **front** in lawn, trees, shrubs and herbaceous with holly hedge. Wrought iron gate from driveway at side of property. **Side** garden set out in large patio area outside French doors from kitchen extension. Rear garden in drying green with rotary clothes dryer, bounded by masonry wall. Large timber **shed**. Timber gate to Woodlands Road.



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.

The Home Report makes mention of a number of recommendations for repairs or maintenance, and the sellers have provided the following comments on the various matters as follows:-

Reference to woodworm in the roof timbers:

The sellers carried out a full woodworm treatment of the house when they purchased it, and they believe that any flight holes are evidence of a previous infestation which has been treated but they will be happy to allow any interested party to have the property checked by a specialist contractor.

Reference to chimney stacks:

The chimneys have been repointed as necessary

Reference to the roof:

The roof of the extension to the rear has been completely retiled by Slate Masters of Methven. The main roof has also been repaired by the same contractors and is now in an acceptable state of repair. There is a 10 year Guarantee.

Reference to the main walls:

The harling has been repaired as necessary.

Reference to heating and hot water:

The sellers confirm that a new condenser boiler was fitted in May 2016.

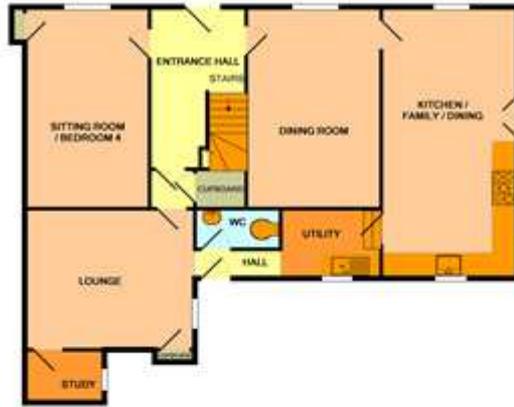
Reference to Chimney breasts and fire places

A wood burning stove was installed in the rear living room in December 2016. All other flues were checked by the installer (Scottish Stove Solutions) and found to be in good condition.

TO VIEW

Please contact Miller Gerrard Solicitors on 01250 873468.

Alternatively, when our office is closed, please contact the staff at PSPC (Perth Solicitors' Property Centre) who will be happy to arrange viewing – telephone 01738 635301 on weekdays 8 am to 9.00 pm, Saturdays 9 am to 4 pm and Sundays 10 am to 4 pm.



GROUND FLOOR



1ST FLOOR

Information shown is believed to be correct but accuracy of the floor plan is not guaranteed. Measurements are approximate and do not constitute a contract. This plan is for guidance only and should not be used for any legal or financial purposes. The landlord, landlord and agent make no representation and no guarantee as to the accuracy or reliability of any plan.
 Date: 01/10/2023