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Kimberley Cottage is a charming two bedroom detached cottage enjoying a peaceful location on the highly desirable Golf Course Road in Blairgowrie and just a short walk from the renowned Dalmore restaurant and the Rosemount and Landsdowne championship golf courses. It is close proximity to bus stops on the main route into Blairgowrie and Perth. It would suit buyers that are looking to downsize or are thinking of moving closer to town.

Occupying a very generous plot extending to approximately 1/3 of an acre, the property and grounds offer tremendous potential for development and extending to create a large home within a secluded and very private location whilst still retaining a good-size area of garden and parking.



AT A GLANCE

- Detached cottage
- Two bedroom
- Lounge
- Kitchen
- Bathroom

THE FINER DETAIL

- Newly installed gas central heating system
- Newly fitted double glazing
- Inset wood-burning stove
- Private and secure garden
- EPC Band D





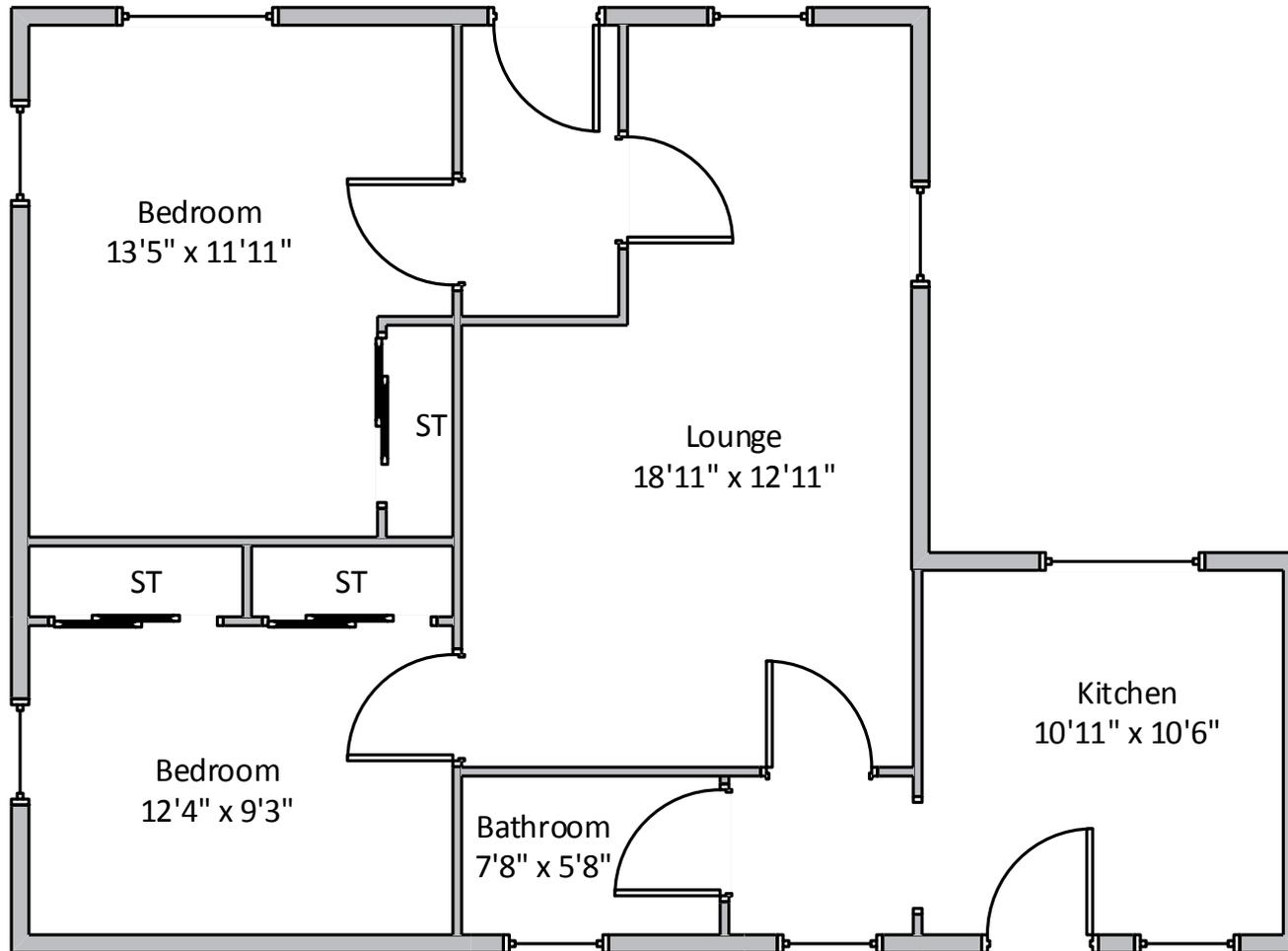


The property has been recently upgraded and benefits from a newly installed gas central heating system and double glazed windows throughout. It has been newly carpeted and decorated with low wattage and LED lighting throughout including garden security lights. The property is entered into a small hallway which has adequate outdoor garment hanging space and doors leading into one of the double bedrooms and the lounge. Benefiting from a bright double aspect, the lounge also has an inset wood-burning stove and provides a view of the spacious, private and secure rear garden. Off the lounge is a rear hallway with doors leading into a newly fitted bathroom with high pressure shower and the kitchen which is fitted with a good amount of base and wall units. Both bedrooms are good-size double rooms each having built in wardrobes.

The property is entered through a large gate up a private lane on Golf Course Road an additional large entrance gate gives easy access to the lawned area to the side and rear of the property, which provides parking for a number of vehicles. Being ideally set back from the street and enclosed by mature hedging, the property and grounds do enjoy a very high degree of privacy. A gravelled driveway provides plenty of parking and the garden grounds are predominantly laid to lawn with some fruit trees and pleasant seating areas.







KIMBERLEY COTTAGE
GOLF COURSE ROAD
ROSEMOUNT
BLAIRGOWRIE PH10 6LQ

EPC Band D

Approx gross internal area 742.70 sqft | 69 sqm

Property reference XG1323

Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points.



Find out more contact Clyde Property Perth: 26 George Street, Perth PH1 5JR. T: 01738 507070 F: 01738 629439 E: perth@clydeproperty.co.uk



clydeproperty.co.uk

