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5 Rosemount Cottages
Golf Course Road
Blairgowrie
PH10 6LJ

Offers over
£249,995



This two-bedroom end terraced bungalow is situated within a cul-de-sac in a quiet area in the sought after residential area of Rosemount. The bungalow offers well-proportioned accommodation with a driveway and an easily maintained garden.

The accommodation benefits from double glazing and gas central heating. Comprises: hallway, lounge, dining kitchen, conservatory, study, bathroom and two bedrooms, one en suite. The property is offered for sale in move in condition.

To the front of the property a monoblock driveway with parking for one car. The garden to the front and side is mainly laid to lawn with decorative borders and the rear is similar with a patio area, greenhouse and garden shed.

All carpets, floor coverings, light fittings, blinds and curtains are included in the sale.

Early viewing is recommended of this property to appreciate the space on offer.

Lounge 5.36m x 4.40m (17'7" x 14'5")

A generously sized room with French doors into the conservatory and to the side of the lounge is the sunroom/study. The lounge benefits from an electric fire set upon a decorative surround.

Conservatory 2.91m x 2.57m (9'7" x 8'5")

Accessed from the lounge and gives access to the rear garden.



Study/Sunroom 3.11m x 2.42m (10'2" x 7'11")

This room is currently used as a study but could be used for a variety of purposes. It is accessed from the lounge.

Dining Kitchen 5.21m x 2.96m (17'1" x 9'9")

Benefiting from dual aspect windows to the front and side, this dining kitchen is fitted with beech effect base and wall units, the kitchen also benefits from integrated appliances including an electric oven and hob with overhead extractor, fridge and space for a slimline dishwasher. The free-standing freezer and washing machine can be included in the sale if required. The opposite end of the room is a clearly defined dining area with ample space for a good size table and free standing furniture.

Bedroom One 3.89m x 3.06m (12'9" x 10'0")

With views of the rear garden, this well-proportioned room benefits from an ensuite wet room and a fitted single wardrobe.

En Suite 2.37m x 1.54m (7'9" x 5'1")

Modern white suite, fitted with a W.C, wash hand basin and mirrored wall cabinet. The shower cubicle is a wet room style, fully wet walled with mains operated shower. Heated towel rail.

Bedroom Two 3.23m x 3.04m (10'7" x 9'12")

Another well-proportioned room with views to the front of the property. This room also benefits from a single fitted wardrobe.

Bathroom 2.95m x 2.04m (9'8" x 6'8")

Modern white suite fitted with W.C, wash hand basin, mirrored wall cabinet and bath with overhead mains operated shower. Heated towel rail, opaque side facing window and storage.



- 2 Bedrooms
- Bathroom
- En Suite
- Conservatory
- GCH & DG
- Driveway
- Fully Enclosed Rear Garden
- Close to public transport
- EPC C
- Council Tax Band D

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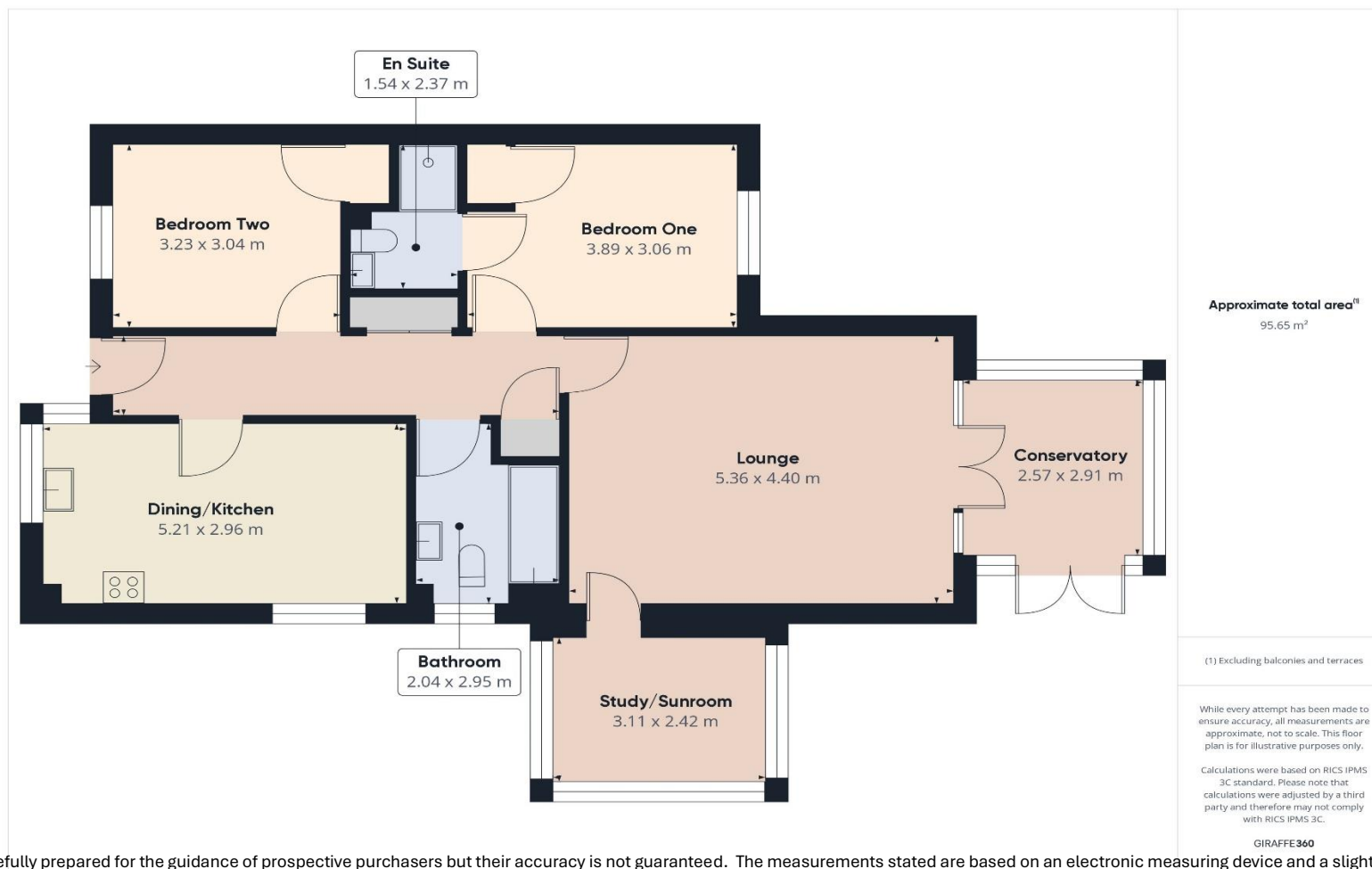




Directions: : Entering Blairgowrie on the A923 Coupar Angus Road, turn first left in to Golf Course Road. Follow the road, turn into the 3rd road on the right and the property is located on the right.

Viewing Arrangements:

Contact the sole selling agent by telephoning 01250-870006 to arrange an appointment.



IMPORTANT NOTE

These particulars have been carefully prepared for the guidance of prospective purchasers but their accuracy is not guaranteed. The measurements stated are based on an electronic measuring device and a slight margin of error is possible. Where precise room measurements are essential, prospective purchasers should check such measurements prior to submission of an offer.

Any detail of these particulars can be clarified prior to viewing particularly for those travelling a significant distance.

Only prospective purchasers who have noted an interest through a Scottish solicitor will be advised of any closing date for offers.

CONTACT DETAILS

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