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Hillcrest

Kirk Wynd  
Blairgowrie  
PH10 6HN

Offers over  
**£349,995**







This immaculately presented, detached cottage offers country style living with the added convenience of being within walking distance to the town centre. The cottage was stripped back in 2014 and fully renovated with new electrics throughout, new central heating system including the pipework, radiators and boiler and damp proofing works were carried out on external walls. The sunroom extension was also completed at this time. Located in a quiet and peaceful setting within commuting distance of Dundee, Perth and Forfar. Edinburgh is also accessible in approximately 1 hour 20 minutes by car. Located towards the top of the town with a south facing garden and views across the town and beyond.

The bright accommodation, across two levels comprises: - entrance hallway, lounge/bedroom three, open plan kitchen/dining/lounge area, utility room, sunroom, downstairs shower room, upstairs two bedrooms (1 En Suite). The property benefits from gas central heating and double glazing throughout.

The sizeable south facing walled garden is fully enclosed to the rear of the property with a secure entry buzzer system for added privacy. The garden includes an area of lawn, patio by the ornamental fish pond, a wildlife pond, decked seating area, a 'folly' doubling as a garden storage area, and a garden pergola overlooking the town and distant Sidlaw Hills.

The walled garden, with its many diverse shrubs and trees, is provided with a stunning backdrop by two magnificent copper beech trees some 100 metres west and by the Sidlaw Hills to the south. Parking is in the driveway to the side of the property.

This property would make a lovely home to a variety of buyers. Offered to the market in move in condition, early viewing is a must to appreciate the property and its location.

### **Lounge/Bedroom 3** 4.33m x 3.21m (14'2" x 10'6")

This versatile room overlooks the garden from the feature bay window that is currently utilised as a home office space. This room benefits from built in storage, shelving and a log burner. This room would lend itself to a variety of uses from a lounge or a bedroom.



**Kitchen** 3.24m x 3.12m (10'8" x 10'3") A unique shaped kitchen which is open plan to the dining/lounge area. Fitted with shaker style doors and integrated appliances comprising of, double electric oven, gas hob with overhead extractor. Give access to the utility room and lobby.

**Utility Room** 2.10m x 1.32m (6'11" x 4'4") Accessed from the kitchen, with a washing machine, additional storage and central heating boiler.

**Sunroom** 5.00m x 3.53m (16'5" x 11'7") This beautiful room was part of an extension added by the current owner which has bifold doors to access the garden area as well as additional windows to allow lots of light. A vestibule links this room to the kitchen.

**Lobby** 3.00m x 1.92m (9'10" x 6'4") - Part of the new extension which links the kitchen and the sun room. Potential home office or kitchen extension.

**Lounge Dining** 5.69m x 2.16m (18'8" x 7'1") Another versatile room that is open plan to the kitchen. There is ample space to have seating in this room and a dining table in the bay window utilising the bench seating.

**Downstairs Shower Room** 3.03m x 1.69m (9'11" x 5'7") - A wetroom style shower is mains operated and the rest of the suit is complemented by a white suite and front facing window.

**Bedroom One** 5.38m x 4.00m (17'8" x 13'1") - Located on the upper level, a well-proportioned room with views over the garden and beyond. Door to en suite.

**En Suite** 2.30m x 1.60m (7'7" x 5'3") - Fitted with a white suite comprising of walk-in shower with a mains operated shower, W.C and wash hand basin recessed into a vanity unit. Roof Velux.

**Bedroom 2** 3.28m x 3.18m (10'9" x 10'5") - Another good size double bedroom with views of the rear garden and over the town. Built in storage.



■ 2/3 Bedrooms

■ Living Room/Bedroom 3

■ Sun Room

■ Utility Room

■ GCH & DG

■ Open Plan Lounge/Dining/Kitchen

■ Sought After Residential Area

■ Move In Condition

■ Council Tax Band D

■ EPC E

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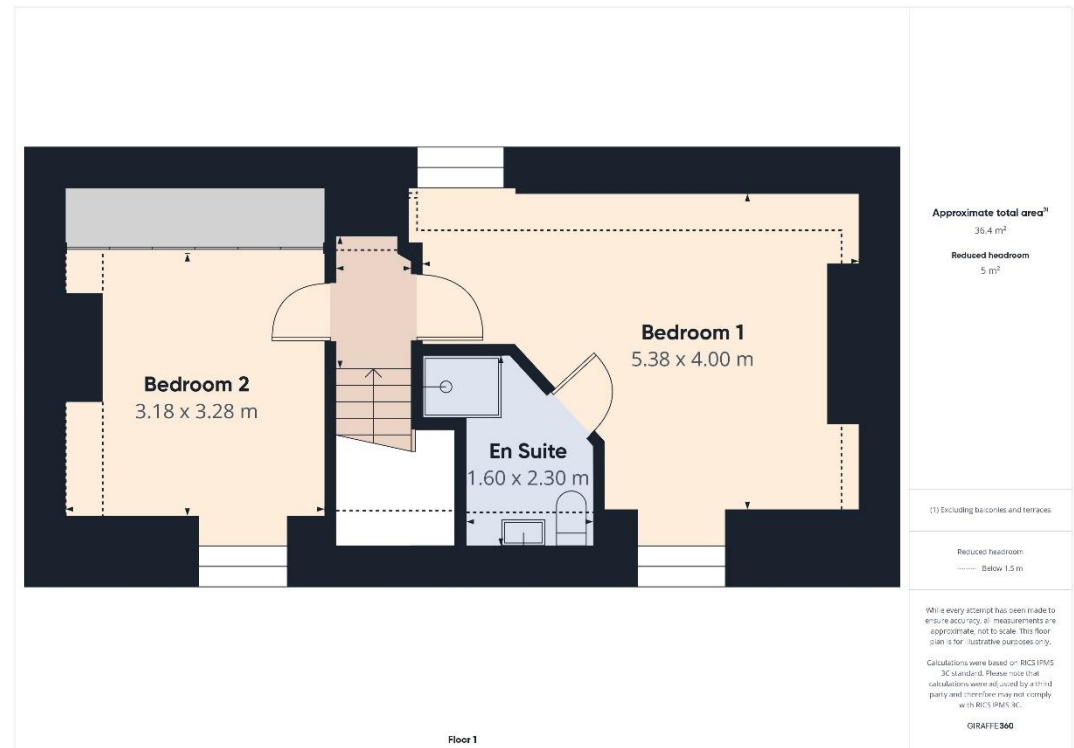






**Directions: On leaving the town centre travel up past the old Royal Hotel and follow Upper Allan St past the new development and take the 2<sup>nd</sup> road on the right into Kirk Wynd. The property is the second on the right.**

**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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