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Chesterhill, Woodlands Meadow, Rosemount, Blairgowrie, Perthshire PH10 6JY

Offers Over £370,000

- 3-4 Bedroom Detached Villa
- Extensive Grounds & Gardens
- Traditional Build & Modern Extension
- Ground Floor Bedroom & Shower Room
- Immaculate Condition
- Utility Room
- Gas CH & Double Glazing
- Adjacent to Open Countryside
- 20 Minutes to Dundee & Perth
- Quiet Secluded Location
- Double Garage & Driveway
- Modern Fitted Kitchen
- Cosy Log Burning Stoves
- Solar Panels
- Rosemount Golf Courses Nearby
- Potential for Further Development
- EPC Rating – D
- Close to Shops, Schools & Sports Centre

Viewing By Appointment:

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DESCRIPTION: This immaculate and spacious luxury home has been extensively renovated and expanded in the recent past. It is located in the quiet suburb of Rosemount, amongst secluded grounds with lovely gardens, not far from the Championship golf courses. The original building has three double bedrooms, one on the ground floor with adjacent shower room, a spacious lounge, a study (potentially another bedroom), utility rooms and a modern family bathroom. The large double extension to the rear, houses an open plan family room and modern, well equipped kitchen. These rooms overlook and give access to the rear gardens, where there is a sunny patio area, lawns, large driveway and double garage. The property has been finished to the highest quality standard, is modern yet has many traditional features.



ENTRANCE, HALLWAY & UTILITY: The main entrance is to the side of the building, via a spacious timber porch with oak and glass panel door. This opens into a **Vestibule & Utility Room** (2.7m x 1.2m) where there are base and wall units with space for laundry machines. A corridor connects the original house to the new and here there is a ground floor bedroom. The adjacent **Shower Room** (2.7m x 1.3m) has a white suite, tiled floor and walls and a shower with glass screen. The corridor has solid wood flooring and extends to the original hallway and front door. From here an elegant timber and wrought iron stairway leads to the upper bedrooms and bathroom.



SITTING ROOM: (4.6m x 4.12m) Situated to the front of the original house, this room features engineered, solid timber flooring, recessed shelves and two windows that overlook the front garden. There is a very attractive open fire, with the original cast iron and ornamental tiled fireplace.



STUDY: (5.14m x 4.3m) On the other side of the hallway, this room could also be used as an additional bedroom. The room is tastefully decorated, has large bay windows overlooking the gardens, a fitted carpet and cosy multi fuel stove set on a slate plinth with solid timber mantelpiece.



FAMILY ROOM: (6.5m x 4.3m) This light and sunny room opens from the kitchen and hallway, has vaulted ceilings with two Velux skylights and windows overlooking the rear garden. There is solid oak flooring throughout, one side is used for seating whilst the other is set out as a dining area. Glass doors lead out to the garden and between them sits a modern, feature log burning stove with steel flue, perfect to gather around on a cold winter's evening.



KITCHEN: (5m x 3.8m) With timber beams and Velux skylights in a vaulted ceiling, this is another bright, sunny area and leads directly from the family room. Here there is solid wood flooring, white timber fitted wall and base units, wooden worktops, integral oven with gas hob and an integral dishwasher. There is also a central freestanding island with sink. French windows open onto the garden and patio.

UTILITY: (3.3m x 4.25m) Here there are fitted pine base and wall units with black marble worktops a stainless steel sink and fridge freezer. The walls are tiled, there are down lights in the ceiling, plus a sun tunnel which delivers natural light.

BATHROOM: (3.4m x 2.6m) The main staircase leads to a half landing and the family bathroom. This spacious room has a white suite, roll top bath and separate shower with curved glass enclosure. There are down lighters and tiled flooring.

3 DOUBLE BEDROOMS: On the ground floor is one double bedroom (4.1m x 2.9m) with carpet and window to the side. Bedrooms 2 and 3 in the upper floor are of similar size (5.1m x 4m approx) have carpets, built in glazed wardrobes and bay windows looking east from the coombed ceilings. Between these bedrooms is a box room with Velux window and used for storage, but could be converted to accommodate a WC.

GARDENS & EXTERIOR: The house very secluded and is set well back from the road, surrounded by low stone walls, hedges and fences. The front garden comprises of lawns, paths, mature trees and borders and provides a pleasant open aspect from the house. There is a stone patio to the front and at the side, is a greenhouse and raised vegetable beds. A gate from Woodlands Meadow gives access to a large gravel driveway, leading to a timber double garage and shed. The lovely, sunny back garden is laid out with lawns and mature shrubs plus, a timber decking and stone patio area which is screened for privacy. There is ample room in the front garden to allow for an additional house to be built.

LOCATION: Woodlands Meadow is situated in the quiet suburb of Rosemount, approx 1 mile from Blairgowrie town centre. Blairgowrie is popular with visitors and locals alike coming to enjoy the many sporting activities, particularly golf, fishing, skiing and hill walking. Schools, a recreation centre and swimming pool are situated nearby as are tennis courts and playing fields. This is a very pretty corner of rural Perthshire with an abundance of woodlands and open countryside to enjoy for walking or cycling.

DIRECTIONS: Northbound on the A923, Woodlands Meadow is 600m on the left after the junction with Golf Course Road & Coupar Angus Road. Or please follow the website link.

Viewing by appointment only through Adams Property:

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