



## Ashburn House

James Street, Blairgowrie PH10 6EZ

**A newly constructed 4 bedroom south facing detached house finished to a high standard and enjoying a splendid position in Blairgowrie within walking distance of the town centre.**

Vestibule, Hall, Cloakroom, Sitting Room, Kitchen/Dining, Utility and Double Garage. Master Bedroom with en-suite, 3 Further Bedrooms (one en-suite), Family Bathroom, Family Room and Office Space.

Excellent quality build

Close to local services

South facing aspect

Integral Double Garage

**Guide Price £340,000**

Rosemount 2 miles

Perth 17 miles

Dundee 18 miles

Edinburgh 55 miles

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#### Situation

Ashburn House is situated on the edge of the town centre of Blairgowrie, a thriving town which offers many good local amenities. There are many established, family owned local shops, a swimming pool, library, churches, cottage hospital, Doctor's surgeries, dental and optician practices.

A new community campus opened in Rosemount in 2009 which houses Newhill and St Stephen's Primary Schools. There is a Secondary School close to this campus and there are several private schools to be found in the Perth and Dundee area.

Both Perth and Dundee offer a wider range of services such as shopping centres, teaching hospitals, theatres and mainline railway stations. There are international airports at Edinburgh, Aberdeen and Glasgow whilst Dundee Airport offers direct flights to London City and Birmingham.

This area of Highland Perthshire is known for having some of Scotland's finest scenery and best golfing, shooting and fishing opportunities. Championship courses can be found at Rosemount (2 miles), Carnoustie, St Andrews and Gleneagles. There are many other recreational pursuits in the area such as skiing, horse riding, hill walking, cycling and water sports.

#### Directions

From Perth take the A93 to Blairgowrie and follow the road to the centre of town. At the sharp right hand bend (before travelling downhill to the bridge) turn left into Upper Allan Street and first left into James Street. Ashburn House is on the left at the top of the street.

#### Description

Ashburn House is a newly built property completed in 2011 over two storeys with a pitched tile roof and stone quoins, sills and lintels. It has been finished to a high standard with hardwood double glazed windows, solid wood doors and stairs and monobloc driveway and parking.

It is a very comfortable and spacious house of around 220m<sup>2</sup> and enjoys good views over the market town of Blairgowrie to the Sidlaw Hills in the distance. There is a tidy and easily maintained south facing garden which is fully fenced and walled and the house benefits from an integral double garage with two electric doors.

Monobloc driveway and parking with access to a double garage with stone walls and flower beds and paved pathway leading to the front door.

#### Accommodation

The accommodation on two storeys comprises:

##### Vestibule 1.56m x 1.47m

Carpet, skirtings, radiator, ceiling light and alarm keypad.



##### Hall 3.76m x 2.22m

Carpet, skirtings, radiator, ceiling light and stairs to the First Floor.

##### Cloakroom 2.14m x 1.72m

Carpet, skirtings, radiator, WC, basin with cabinet below and ceiling light.

##### Sitting Room 7.66m x 3.87m

Carpet, skirtings, 2 radiators, windows south and north with curtains. Wall lights and ceiling light. Wood burning stove with slate hearth and double doors opening into kitchen.

##### Kitchen/Dining 7.39m x 4.02m

Carpet, skirtings, 2 radiators, south facing windows and double doors leading to garden and patio area. Views over Blairgowrie to the Sidlaw Hills. Ample room for dining table. The kitchen area has laminate flooring with double sink, oak work surfaces with floor and wall units. Gas hob, oven and grill with extractor hood above and integral dishwasher. Recessed ceiling lights.

##### Utility Room 3.79m x 2.21m

Vinyl floor, skirtings, radiator, alarm keypad, sink and drainer with ample worktop and storage below and plumbing for washing machine and dryer. Window, door to garden, Worcester Boiler and door to large understairs storage with hot water tank. Door to garage.

##### Integral Double Garage 6.61m x 5.67m

Concrete base, two electric doors, ceiling lights and 2 windows.

#### First Floor

Carpeted stairway with oak banister to split landings.

##### Master Bedroom 3.50m x 4.01m

Carpet, skirtings, radiator, windows looking south over the town and ceiling light. Large walk-in hanging and storage cupboard with carpet and radiator.

##### En suite 2.26m x 2.21m

Vinyl floor, shower, WC, basin with shelf and wall mirror above, heated chrome towel rail, window and ceiling light.

##### Bedroom 2 3.60m x 2.67m

Carpet, skirtings, radiator, window, ceiling light and built-in hanging and storage cupboard with double sliding doors.

##### En suite 2.45m x 0.80m

Vinyl floor, shower, WC, basin with mirror above and radiator. Recessed ceiling lights and extractor.

##### Bedroom 3 3.87m x 2.88m

Carpet, skirtings, radiator and south facing window with long ranging view. Built-in hanging and storage cupboard with sliding doors and ceiling light.



#### Family Bathroom 2.44m x 1.86m

Vinyl floor, bath with shower above, WC, basin, shelf and window with deep sill. Heated, chrome towel rail and ceiling lights.

#### Bedroom 4 3.10m x 2.88m

Carpet, skirtings, radiator, window with deep sill and ceiling light. Built-in hanging and shelved cupboard.

#### Secondary Landing 3.57m x 1.82m

Carpet, radiator and Velux window giving light to this useful area suitable as office space.

#### Family Room 4.71m x 3.57m

Carpet, skirtings, radiator, dual aspect windows and ceiling light. Coombed ceiling with hatch to ample floored storage space.

#### Services

Mains water, gas, electricity and drainage.

#### Garden

Enclosed garden with stone wall and fencing down to lawn with paved patio, pathway and graveled surround. The entrance is fully paved with direct access to double integral garage with flower border including shrubs and climbing honeysuckle.

#### General

#### Price

Guide Price £340,000

#### Entry

To be by mutual arrangement.

#### Viewing Arrangements

Strictly by appointment with the selling agents.

#### Fixtures and Fittings

Some appliances may be made available.

#### Council Tax

Ashburn House is Council Tax Band 'F'.

#### Closing Date

A Closing Date may be fixed and we would advise prospective purchasers to register their interest with Bell Ingram Ltd, Durn, Isla Road, Perth, PH2 7HF.

Whilst every effort will be made to ensure that parties having registered their interest will be notified of a closing date this cannot be guaranteed. It should be noted that the vendor reserves the right to accept offers prior to a closing date being set.



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