



LUXURY HOMES COLLECTION

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DALRULZION COACH HOUSE BRIDGE OF CALLY, PH10 7LJ







Dalrulzion Coach House

Two stunning properties in one beautiful location. A package not to be missed!

AMAZING RESULTS!™ Estate Agents are delighted to offer to the market a commercial/residential development opportunity nestled in a beautiful location on the banks of the Blackwater river. Fishing rights (for trout) come with the purchase and separate permits may be obtained for those wishing to fish for salmon.

A stunning spot with a beautiful outlook from the Keeper's Cottage (one bedroom) and the Coach House itself (three bedrooms). Don't hesitate to view!

Offers Over £410,000



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Description

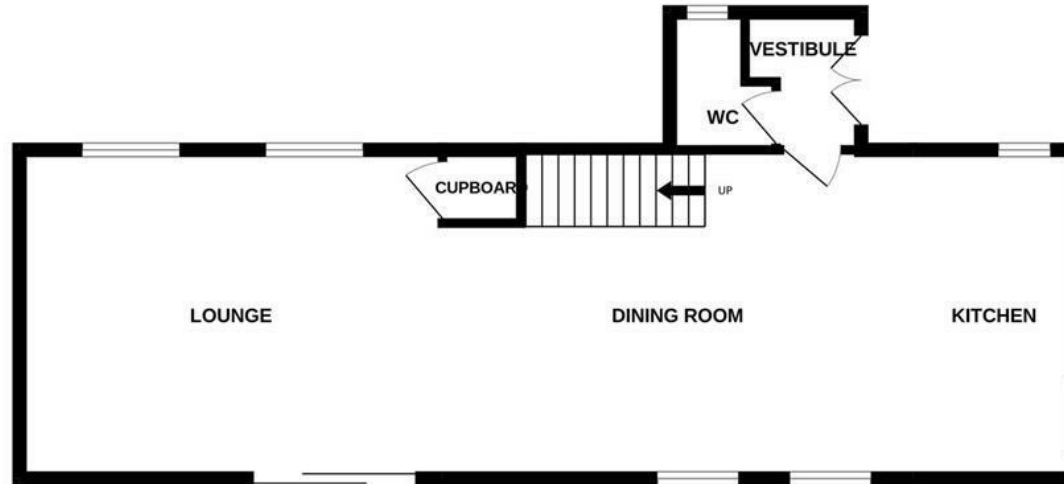
A lovely detached three bedroom property set in a stunning riverside location together with a one bedroom detached cottage in a courtyard setting. These two homes are for sale as one package. The location is between Glenshee and Bridge of Cally and offers wide-ranging views in every direction. The homes may be utilised as Air BnB or holiday rentals for the one bedroom cottage whilst owners occupy the three bedroom home. Or, can be a 'granny' cottage. Many flexible options to choose from. These properties have had significant investment in the last 18 months - very impressive!

Situation

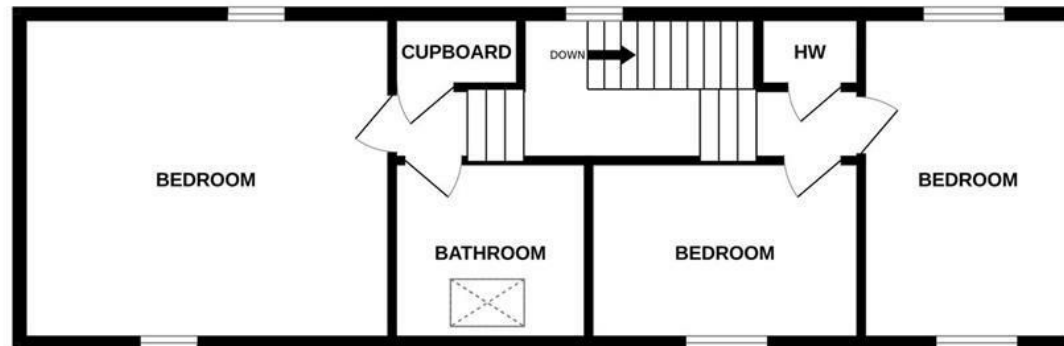
The nearby town of Blairgowrie is a bustling town with the High Street being the focal point, with a variety of local shops including butchers, fishmongers, bakers, restaurants, hotels, cafes, fishing tackle shops, restaurants, local craft and gift shops together with supermarkets and convenience stores. Primary and secondary schools exist within the town. There is a primary school in Kirkmichael. If you're an avid golf player, the Rosemount is a championship golf course and is considered one of the best in Scotland.



GROUND FLOOR



1ST FLOOR



Keeper's Cottage

Located at the entrance of the courtyard, the accommodation comprises a feature sunroom porch, spacious lounge with dining space, kitchen, bathroom and double bedroom. This beautiful cottage would make an excellent retirement cottage or, as it currently stands, utilise as a holiday let.

There is parking in the courtyard for several vehicles. A separate floor plan will be provided on request.

Key Features

- Open outlook on riverside location
- Large courtyard parking space to hold 6 cars minimum
- Easy to maintain gardens
- Significant upgrades/modernisation in the last year
- Cosy and modern decor
- Potential holiday let opportunity or retirement cottage
- Trout fishing rights come with the property

Want to set up a viewing?

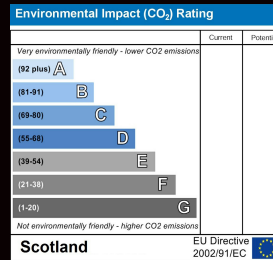
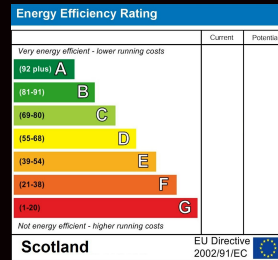
Interested in viewing this home? Arrange an appointment through Lynda at AMAZING RESULTS!
™ Estate Agents - 07809-330-678.

We are open 7 days a week 8am-8pm.

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