

**Rose Cottage,
Muirton, Auchterarder,
PH3 1ND**

**JAMESON
+ MACKAY**
SOLICITORS AND ESTATE AGENTS



- + *Detached Cottage*
- + *Beautiful & Peaceful Garden*
- + *Spacious Living Spaces*
- + *Offers Over £550,000*



3
Public Rooms



2
Bedrooms



1
Bathrooms

T: 01738 630 350

Accommodation

Sitting approximately a mile to the southwest of the Auchterarder town centre and within close distance to the Gleneagles Hotel and Golf Complex sits Rose Cottage. With its yester year charm, large living spaces and extensive garden space, this home is perfect for any buyer situation.

You will find inside the cottage 2 double bedrooms, both with built in cupboard space. A family wet room, separate dining and large open living space. At the heart of the home is the well sized kitchen, with wrap around bench space and ample storage. To one side of the kitchen you have the large dining area and spiral staircase leading you to the attic converted office space. To the other side the kitchen overlooks the sun room

giving extra light to the homes centre. Looking out into the garden is a treat. Filled with hand planted trees and spring time colour, a working water well and slate paved patio area. The garden is fully fenced and has a single garage for added storage.

The buyer has the possibility of benefiting from development potential due to the large area of the plot. Sitting on approximately ½ acre of land and the cottage positioned to the front of the plot, with driveway access through to the rear of the property, the possibilities are endless.

EPC - D

Council Tax Band - E













to view:

T: 01738 630 350

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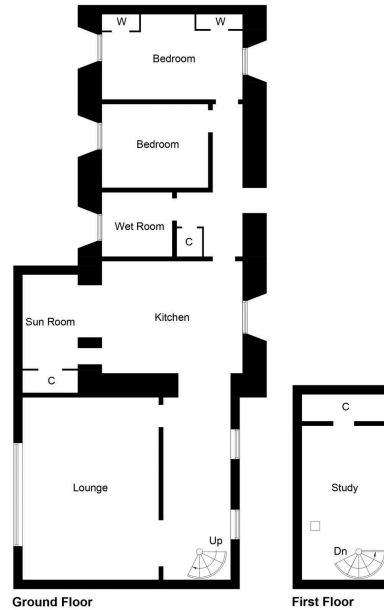


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansketch.com © (ID1037010)

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|----------------------|-----------|
| Bed 1 | 2.8 x 4.1 |
| Bed 2 | 2.8 x 4.2 |
| Bathroom: | 2.3 x 1.8 |
| Kitchen / Sunroom: | 7.3 x 1.7 |
| Dining: | 5.7 x 2.3 |
| Attic: | 2.6 x 5.1 |
| Lounge: | 4.4 x 6.0 |
| approx. measurements | in meters |

YOUR PROPERTY SPECIALISTS

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