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Leading Perthshire Estate Agency

Rosebank, Dalguise, Dunkeld, PH8 0JX

Offers Over £365,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

Rosebank, Dalguise, Dunkeld, PH8 0JX

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First Time Buyer
with No Deposit



Next Home's
Buying Guide



Next Home
Open Days

About the Area

Situated within sizeable private garden grounds and affording excellent views over the countryside within the small hamlet of Dalguise.

Dalguise is located approximately five miles from Dunkeld on the edge of Craigvinean Forest and above the river Tay. Local amenities can be found in the historic town of Dunkeld which has a railway station, array of shops, restaurants, cafes and excellent commuting via the A9.

Further amenities can be found in the town of Pitlochry and city of Perth.





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Property Summary

We are delighted to bring to the market this rare opportunity to purchase this unique family home situated in the sought after and private area of Dalguise.

Rosebank sits on the most envious plot and is ideal for a family. There is accommodation set over 2 levels comprising: Entrance porch, entrance hall with a picture window into the garden, very spacious lounge/dining room with ample room for a variety of free-standing furniture and a large wood-burning stove, open plan kitchen/dining room with a sitting area that takes in the countryside views, large conservatory with doors leading into the garden, 4 bedrooms, one of which offers an en-suite shower room, study, w/c, utility room and a modern 4 piece bathroom suite.

To the front of the property there is ample off-street parking for multiple vehicles which leads to a large outbuilding comprising work room, store room, garage and car-port.

The garden is very private with a mixture of mature trees and shrubbery to the borders. There are two lawns which are easy to maintain. There are also multiple elevated seating areas to sit back, enjoy and take in the countryside views.

Oil fired heating and double glazing throughout.



Key property features

- ✓ Sought after area
- ✓ Ideal family home
- ✓ Large outbuilding
- ✓ Large private garden
- ✓ Spacious rooms throughout
- ✓ Flexible accommodation
- ✓ Ample off-street parking
- ✓ Close to Dunkeld and Pitlochry
- ✓ Great walks nearby













Floorplans





Property Room sizes

ENTRANCE PORCH

9' 10" x 4' 4" (3m x 1.32m)

ENTRANCE HALL

11' 11" x 7' 3" (3.63m x 2.21m)

W/C

6' 5" x 3' 3" (1.96m x 0.99m)

LOUNGE

29' 6" x 17' 10" (8.99m x 5.44m)

UTILITY ROOM

9' 4" x 4' 9" (2.84m x 1.45m)

SMALL CONSERVATORY

8' 4" x 5' 5" (2.54m x 1.65m)

KITCHEN

15' 7" x 12' 3" (4.75m x 3.73m)

CONSERVATORY

17' 4" x 14' 1" (5.28m x 4.29m)

BEDROOM (LOWER GROUND FLOOR)

17' 7" x 12' 11" (5.36m x 3.94m)

BEDROOM (1ST FLOOR)

15' 7" x 11' 7" (4.75m x 3.53m)

BEDROOM (BESIDE DRESSER)

17' 7" x 12' 11" (5.36m x 3.94m)

DRESSING ROOM

9' 7" x 9' 8" (2.92m x 2.95m)

SHOWER ROOM

6' 9" x 4' 11" (2.06m x 1.5m)

BEDROOM 3

8' 12" x 7' 9" (2.74m x 2.36m)

SINGLE ROOM/OFFICE

13' 3" x 9' 8" (4.04m x 2.95m)

BEDROOM

15' 6" x 11' 9" (4.72m x 3.58m)

BATHROOM

9' 2" x 6' 4" (2.79m x 1.93m)

PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



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47a Atholl Road, Pitlochry..... 01796 54 80 14

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