

# Station House Golf Course Road, Rosemount, Blairgowrie



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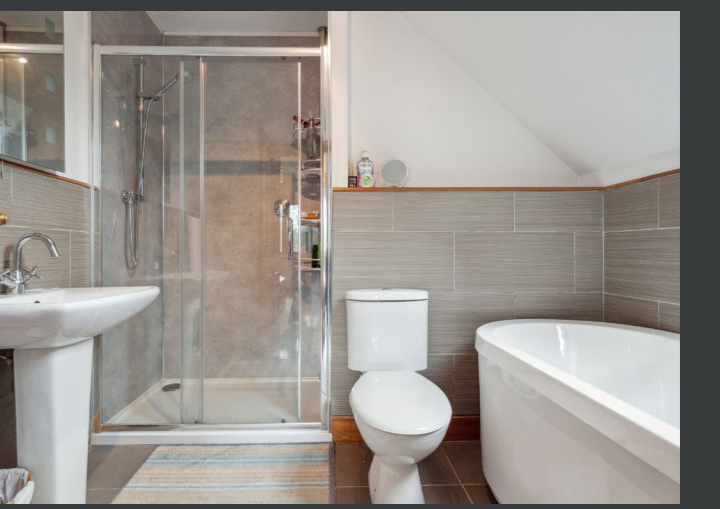
- Characterful detached home
- Prime residential area
- 3/4 Double bedrooms
- Wealth of off-street parking
- Detached double garage

- Gas central heating
- Double glazing
- Notably private garden grounds
- Easy access to travel links
- Deceptively spacious accommodation

This characterful and deceptively spacious 3/4 bedroom detached home is steeped in local history and is located on one of the most desirable streets in Perthshire. Boasting notably generous accommodation spread across two floors, this impressive and charming property also benefits from a high degree of privacy and a wealth of off-street parking including a detached double garage. Located close to the championship golf courses Rosemount and Landsdowne, the convenient position also offers easy access to travel links to Perth, Dundee, Aberdeen and other destinations across the county.

On the ground floor there is an entrance hallway with large understair storage cupboard, a handy downstairs WC, a modern kitchen, a home study/dining room which could also be used as a double bedroom and a large lounge with space for dining and doors leading out into the colourful rear garden. Onto the first floor there is a shower room, master bedroom with en-suite bathroom and two additional double bedrooms. The garden grounds are completely enclosed by fencing and mature hedging resulting in a high degree of privacy. To the front of the there is a large, gated driveway providing a wealth of off-street parking and also leads to the detached double garage equipped with power and lighting. The garden to the rear is a great size and features a sprawling area of lawn, a large slabbed patio, mature trees, some pleasant seating areas and a lovely summer house.



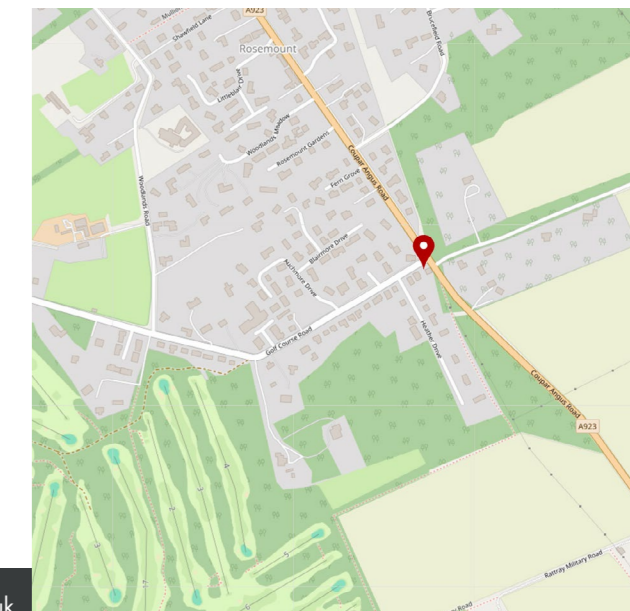


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### LOCATION

Blairgowrie lies in the heart of northern Perthshire offering access to some of the finest shooting, salmon fishing and other outdoor pursuits. There are numerous quality golf courses within easy reach including the famous Rosemount and Landsdowne courses on Golf Course Road itself. This property offers easy access to all that this part of Perthshire has to offer, and yet is only 20 minutes drive from both the major cities of Perth and Dundee. The central belt can be easily reached in approximately one hour drive and Edinburgh airport is approximately one hour twenty minutes away. There is also a local bus stop very close by and easy access to the various shops, cafes, supermarkets and schooling within the town.





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All Measurements are Approximate Measurements are approximate. Not to Scale. For Illustrative purposes only.

