

St Ann's Golf Course Road, Rosemount, Blairgowrie, PH10 6LF



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- Rarely available home on Blairgowrie's prestigious Golf Course Road
- Four/five bedrooms and over 2,500 sq. ft. of accommodation
- Set within approx. one acre of mature garden grounds
- Stunning open-plan kitchen and dining space with feature beams
- Versatile accommodation throughout
- Large principal bedroom with garden views
- Detached garage/workshop and ample private parking
- Expansive lawns, patio, and raised decking with hot tub
- Peaceful and leafy setting beside Blairgowrie Golf Club
- Ideal for families or those seeking space and tranquillity
- EPC rating - D

Nestled in one of Blairgowrie's most prestigious addresses, St Ann's offers a rare opportunity to acquire a substantial family home set within approximately an acre of beautifully landscaped gardens. Quietly positioned along Golf Course Road in the heart of Rosemount, this impressive 4/5 bedroom property enjoys exceptional privacy and a leafy setting just moments from Blairgowrie Golf Club.

The spacious accommodation extends to over 2,500 sq. ft. across two levels, is immaculately presented with warmth provided by Hive-controlled gas central heating. The ground floor offers three distinct reception spaces including a living room, family room/5th bedroom and a showstopping open-plan kitchen/dining area with exposed beams and contemporary finishes. There's also a full bathroom, utility room and cosy reception hallway with its own wood-burning stove. Upstairs hosts four bedrooms including a magnificent dual-aspect principal suite with a stylish family bathroom completing the accommodation.

Externally, the home is a true haven for families and garden lovers alike. The extensive grounds offer a mix of manicured lawns, mature trees, a spacious decked seating area with hot tub, outdoor storage, and ample off-street parking, plus a large detached garage with electric door and EV charging point. A truly unique opportunity, St Ann's blends timeless character, flexible living and outstanding grounds in a location where properties rarely change hands. Viewing is highly recommended to appreciate the scale, style and setting.





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LOCATION

St Ann's enjoys a coveted position on Golf Course Road, one of the most desirable residential streets in Blairgowrie. Nestled in the exclusive Rosemount area, it is just a short stroll from the acclaimed Blairgowrie Golf Club, home to two championship courses and a hub of the local community. The setting is peaceful and semi-rural, surrounded by woodland and greenery, yet conveniently close to the amenities of Blairgowrie town centre, including shops, cafes, schools, and healthcare facilities. The area is ideal for those who value outdoor living, with excellent walking routes, river trails and access to the nearby countryside and Highlands. Dundee, Perth and major road links are easily accessible, making the location practical as well as picturesque. Rarely do properties of this scale and quality become available in such a prestigious, tranquil setting—St Ann's offers the perfect balance of town convenience and country calm in a truly exceptional environment.



