

MILLER GERRARD

Solicitors and Estate Agents



SPRINGFIELD COTTAGE, BALHOMIE FARM, CARGILL PH2 6DS

A MOST ATTRACTIVE FOUR BED DETACHED COTTAGE, SET IN A SEMI-RURAL LOCATION WITH FABULOUS OPEN VIEWS OF THE BEAUTIFUL SURROUNDING COUNTRYSIDE. THE PROPERTY IS WELL LOCATED PROVIDING EASY ACCESS TO THE CITY OF PERTH, AND THE MORE LOCAL AMENITIES IN BLAIRGOWRIE.

- ENTRANCE HALLWAY
- GARDEN ROOM
- THREE DOUBLE BEDROOMS
- LARGE GARDENS
- OUTDOOR SHEDS & GREENHOUSE
- UTILITY / WORKSHOP
- COUNCIL TAX BAND 'B'
- LIVING ROOM
- SHOWER ROOM
- MASTER BEDROOM ENSUITE
- SUMMER HOUSE
- GARDEN POND
- EPC BAND 'E'
- HOME REPORT VALUE £280,000

OFFERS OVER £280,000

Set in large enclosed garden grounds bounded by hedging, Springfield Cottage is a delightful four bed detached cottage, which must be viewed to be fully appreciated.

This spacious semi-rural property is ideally placed providing uninterrupted views of the surrounding countryside, but is located within a short drive from the many local amenities which can be found in the local town of Blairgowrie.

The property comprises on the ground floor, entrance hallway, living room, two double bedrooms, kitchen, bright garden room and family bathroom. Stairs to the first floor lead to a generous single bedroom, and a spacious master bedroom with ensuite shower room.

Springfield cottage is located on a farm, alongside two other detached cottages, with Springfield Cottage being the middle of the three. The property benefits from a summerhouse, kennels, garden sheds, aviary, greenhouse, small pond, utility area/workshop and electric storage heating, mains water and drainage and double glazing.

Entrance Hallway: Accessed through a half glazed door, with laminate flooring and stairs leading to the first floor.

Living Room: A spacious room with large picture window to the front, a stone fireplace with wooden mantle, shelving to both sides, and a log burner style electric fire, inset into the fire place.

Double Bedroom: Entered through a glazed panelled door, with carpet and window to the front with an under stairs storage cupboard.

Double Bedroom: With a carpet and window to the rear.

Family Bathroom: Comprising WC, wash hand basin and walk in electric shower with Wetwall, laminate flooring, opaque window to the rear and recessed spotlights.

Breakfasting Kitchen: A spacious room which can be used for informal dining, and is fitted with a range of both floor and wall mounted kitchen cabinets, with contrasting work surfaces and tiling behind. There is space for a dishwasher, washing machine and fridge freezer, there is a large cupboard housing the hot water tank, and a window to the garden with door to the sunroom.

Garden Room: Currently used for dining and relaxing. This flexible, bright and airy room, with extensive views of the surrounding countryside provides plenty of space for a large comfortable sofa, a dining table and chairs and a range of individual furniture pieces. Doors lead out into the garden area.

Stairs bring you to the first floor where you will find a generous single bedroom with Velux windows to the front and rear, laminate flooring and a coombed ceiling.

Master Bedroom: Also with coombed ceilings including Velux windows to the front and rear and laminate flooring.

En-suite bathroom: Comprising walk in shower cubicle, wash hand basin and WC. There are coombed ceilings and a Velux window to the rear, with laminate flooring.

The property is surrounded by garden ground on three sides which are a mixture of grass and paved areas, with trees, shrubs and flower beds.

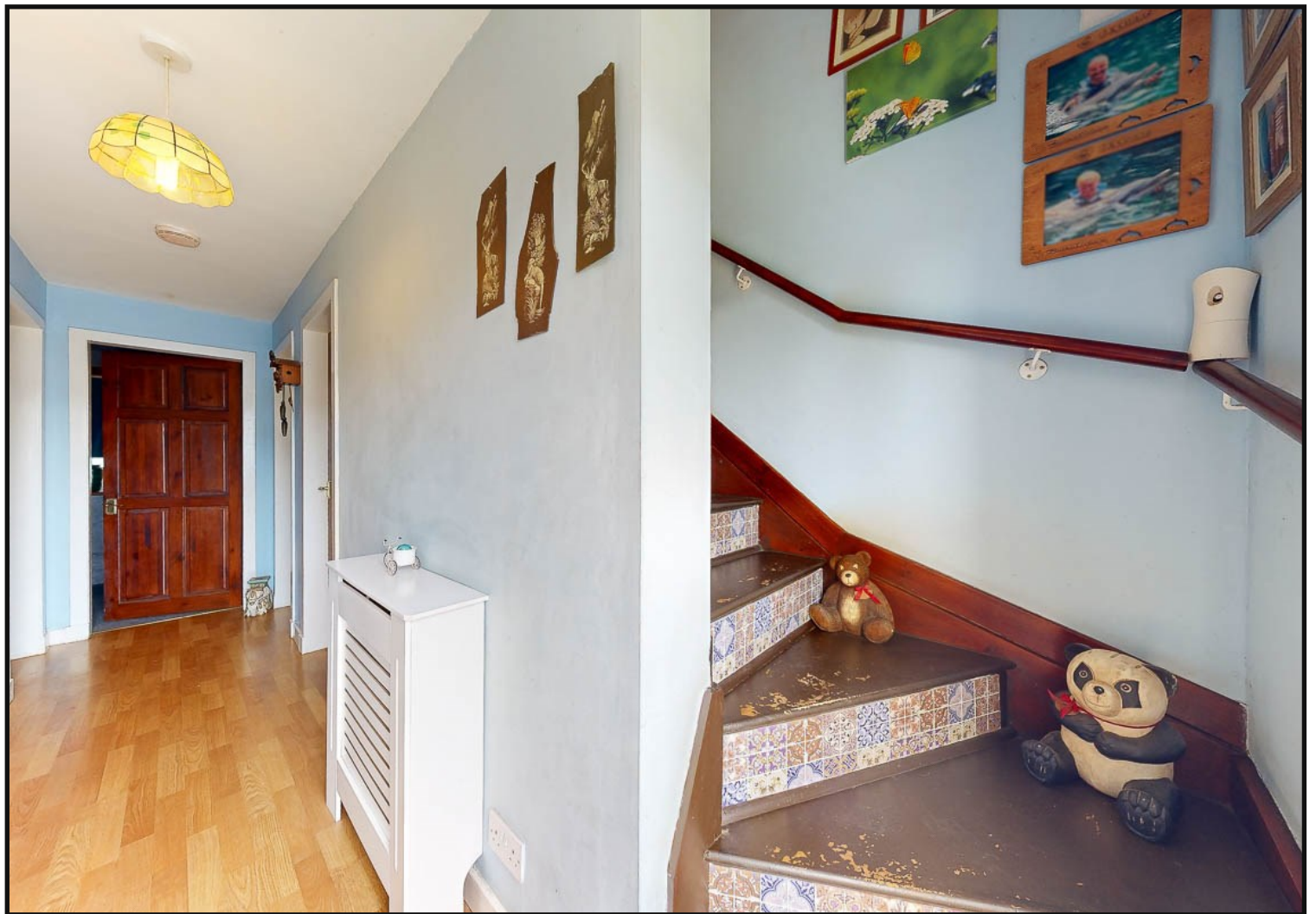
The country town of Blairgowrie is conveniently situated a short drive away. Amenities in the town include shops, supermarkets, senior and primary schools, recreation centre with swimming pool, cottage hospital, health centres, dental surgery and library. There are thriving sports clubs, cultural organisations and several golf courses locally. The beautiful Perthshire countryside is virtually on the doorstep with a wide variety of walks around Blairgowrie and more adventurous routes available in Strathardle, Glenshee and Glenisla, approximately 30 minutes by car from Blairgowrie.



















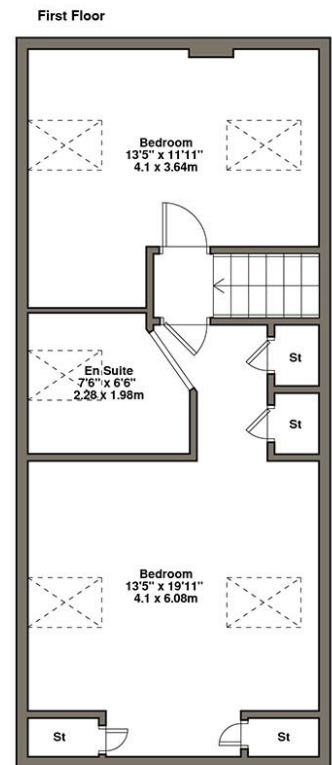
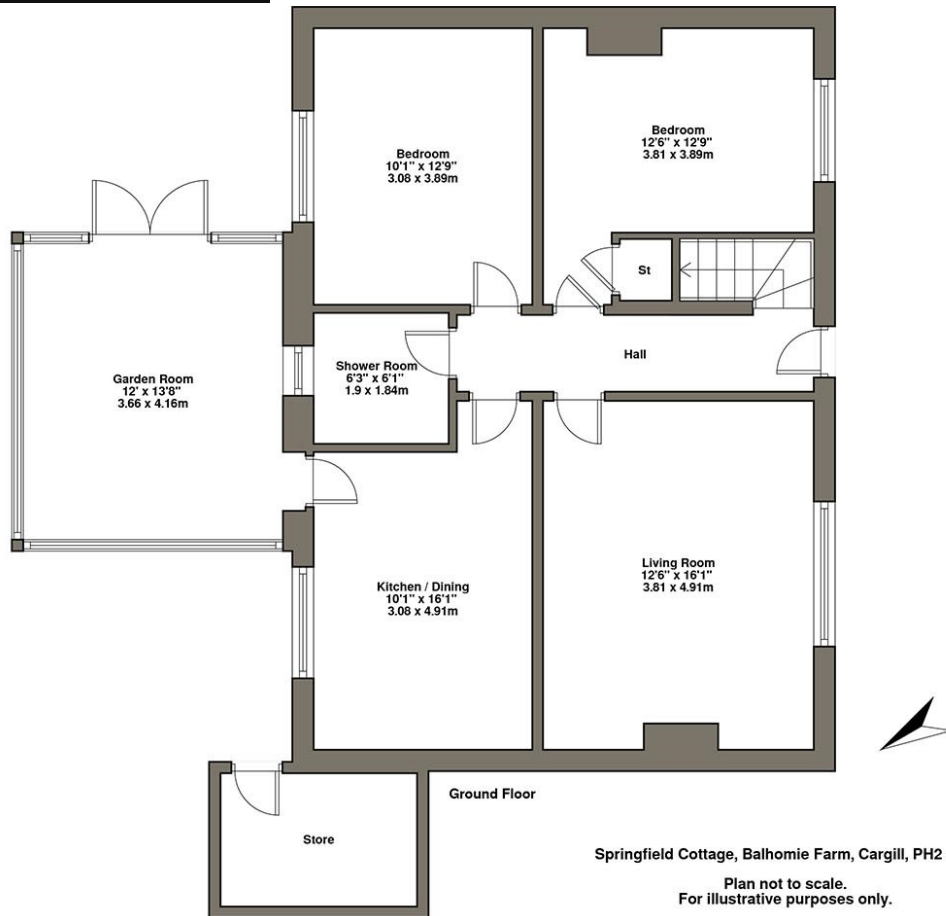








FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

ROOM DIMENSIONS	(in meters)		(in meters)
LIVING ROOM	4.91 X 3.81	KITCHEN / DINING ROOM	4.91 X 3.06
BEDROOM 1 (FRONT)	3.89 X 3.81	BEDROOM 2 (REAR)	3.89 X 3.06
GARDEN ROOM	4.16 X 3.66	SHOWER ROOM	1.90 X 1.84
BEDROOM 3 (FIRST FLOOR)	4.10 X 3.64	MASTER BEDROOM	6.08 X 4.10
		ENSUITE BATHROOM	2.28 X 1.96

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Please note - if any domestic appliances are included in the price, they must be accepted as seen, with no guarantee as to their condition.

It is strongly recommended that any interested party should read the Home Report on the property. Any matters concerning the property mentioned in the Home Report should be considered to have been disclosed by these particulars of sale.

TO VIEW

Please contact Miller Gerrard Solicitors 01250 873468

THE ABOVE PARTICULARS, WHILE BELIEVED TO BE TRUE, ARE NOT GUARANTEED AND WILL NOT BE HELD TO FORM PART OF ANY CONTRACT OF SALE