

# MILLER GERRARD

Solicitors and Estate Agents



**ROSELEA COTTAGE**

**PERTH ROAD**

**BLAIRGOWRIE**

**PH10 6EJ**

**OFFERS OVER**

**£150,000**

**EPC RATING 'D'**

**COUNCIL TAX BAND 'B'**







## ROSELEA COTTAGE, PERTH ROAD, BLAIRGOWRIE, PH10 6EJ

- \* Semi detached cottage
- \* Private garden
- \* Double glazing
- \* Walking distance to amenities
- \* Two double bedrooms
- \* Warm & welcoming
- \* Gas central heating

Miller Gerrard is delighted to bring to the market Roselea Cottage, a unique cottage located within walking distance of Blairgowrie town centre. This warm and welcoming cottage with a private enclosed garden would be the perfect down size property.

The two well proportioned double bedrooms both benefit from built in wardrobes and plenty of light offering a space to retreat and rest. There is also a good size dining kitchen and living room offering ample space to relax and enjoy the peaceful location.









The country town of Blairgowrie is conveniently situated within approximately 30 minutes by car of both the cities of Perth and Dundee with their onward rail and motorway connections. 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.

**MILLER GERRARD**

**SOLICITORS & ESTATE AGENTS**

**THE STUDIO**

**13 HIGH STREET**

**BLAIRGOWRIE**

**PH10 6ET**

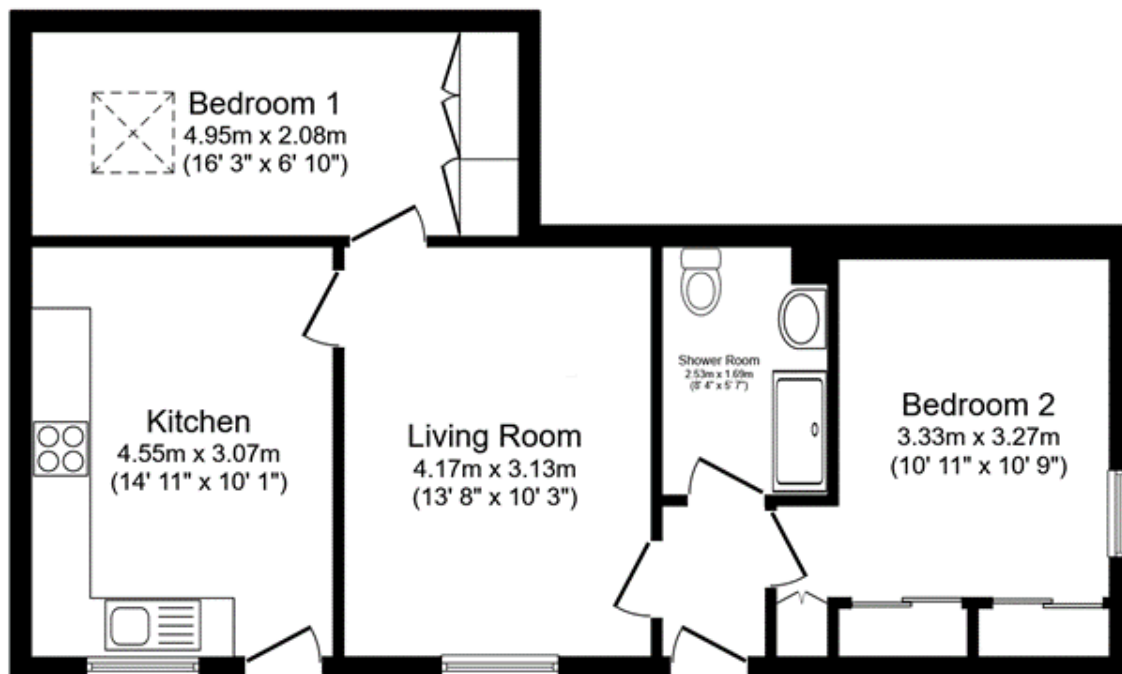
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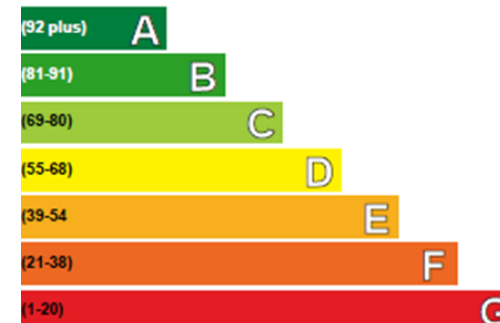
**Floor Plan**  
Floor area 56.5 sq.m. (608 sq.ft.)

Total floor area: 56.5 sq.m. (608 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## Energy Efficiency Rating

Very energy efficient - lower running costs

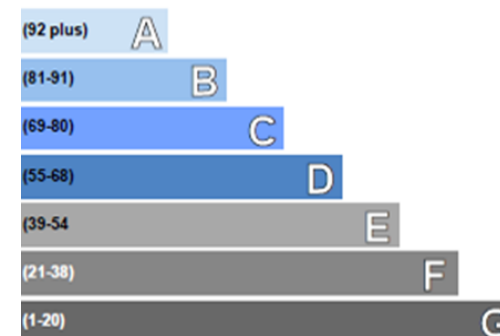


Current	Potential
71	80

Not energy efficient - higher running costs

## Environmental Impact (CO<sub>2</sub>) Rating

Very environmentally friendly - lower CO<sub>2</sub> emissions



Current	Potential
71	78

Not environmentally friendly - higher CO<sub>2</sub> emissions

### ROOM DIMENSIONS

	(in meters)		(in meters)
LIVING ROOM	4.17 X 3.13	KITCHEN	4.55 X 3.07
SHOWER ROOM	2.53 X 1.69	BEDROOM 1	4.95 X 2.08
BEDROOM 2	3.33 X 3.27		

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.

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

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