

MILLER GERRARD

Solicitors and Estate Agents



CHURCH COTTAGE

KETTINS

BLAIRGOWRIE

PH13 9JL

OFFERS OVER

£215,000



EPC RATING 'E'

COUNCIL TAX BAND 'B'

CHURCH COTTAGE, KETTINS, BLAIRGOWRIE, PH13 9JL

- * DETACHED COTTAGE
- * TWO BEDROOMS
- * ELECTRIC HEATING
- * SOUTH FACING POSITION
- * ENCLOSED GARDEN
- * DOUBLE GLAZING

Miller Gerrard are delighted to bring to the market Church Cottage in Kettins. A lovely quaint cottage, full of character and in a wonderful sunny south-facing position with gorgeous views over the fields towards the hills.

The property itself offers a place to relax and enjoy time with family and friends. There is a cosy open fire in the living room and a front garden with patio and sitting area. Private parking is available for four cars.

Church Cottage would make an ideal family home and it has also been very successfully run as a small holiday let business for a number of years.

Viewing of this property is highly recommended.

The historic, peaceful village of Kettins is 1.5 miles away from the nearby town of Coupar Angus, and approximately 6 miles from the centre of Blairgowrie. It is approximately 25 minutes by car from the cities of Perth and Dundee, with their onward rail and motorway connections. There is a small primary school in the village. The local amenities in Coupar Angus include shops, supermarket, primary school, health centre, dental surgery, sports facilities and library. There are larger supermarkets, another primary school and the local high school situated in Blairgowrie. The area is surrounded by beautiful Perthshire countryside offering opportunities for walking in the immediate area, or within approximately half an hour's drive in the Sidlaws, Strathardle, Glenshee or Glenisla. There are several golf courses in the area, including the championship Rosemount course.















Floor Plan

Floor area 76.2 sq.m. (820 sq.ft.)

Total floor area: 76.2 sq.m. (820 sq.ft.)

ROOM DIMENSIONS	(in meters)		(in meters)
KITCHEN	3.69 X 3.52	SHOWER ROOM	2.55 X 1.50
LIVING AREA	4.58 X 3.93	BEDROOM 1	4.90 X 3.95
BEDROOM 2	3.38 X 3.38		

MILLER GERRARD

SOLICITORS & ESTATE AGENTS

THE STUDIO

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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.

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..

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