

MILLER GERRARD

Solicitors and Estate Agents



**GLENDARROCH
GOLF COURSE ROAD
BLAIRGOWRIE
PH10 6LQ**

**OFFERS OVER
£450,000**



**EPC RATING 'C'
COUNCIL TAX BAND 'G'**

Miller Gerrard are delighted to bring to the market Glendarroch, Golf course Road. Situated in the sought after area of Rosemount only a short walk from Blairgowrie's renowned Rosemount and Landsdowne championship golf courses.

Glendarroch is a uniquely styled, contemporary house which was built in 2000. The house sits on a plot of about 0.38 acres and is surrounded by a beautifully maintained garden. The area is extremely peaceful and the house nicely sheltered by the interspersed woodland which attracts wildlife of all sorts.

The interior of the house is beautifully arranged for modern living with the ground floor accommodation split over three levels. Almost all of the rooms throughout the house have excellent views over the garden.

The property comprises of three bedrooms two of which are en suite and have walk in wardrobes. The third bedroom is currently set up as an office.

Glendarroch really must be viewed to appreciate its location and all it has to offer.

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.







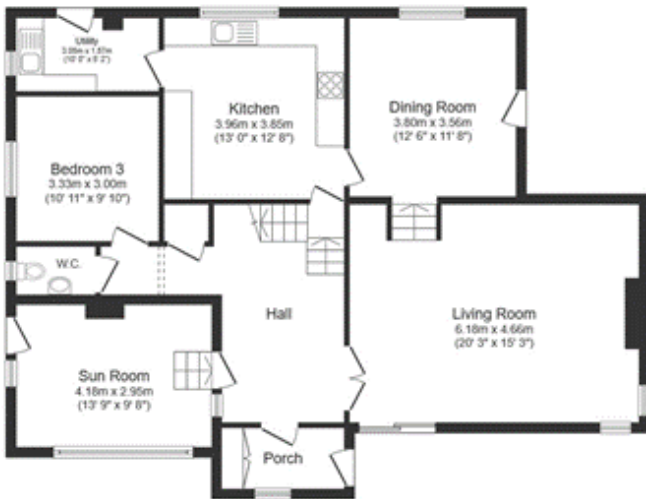












Ground Floor



First Floor

Total floor area: 181.6 sq.m. (1,955 sq.ft.)

ROOM DIMENSIONS	(in meters)		(in meters)
LIVING ROOM	6.18 X 4.66	DINING ROOM	3.80 X 3.56
KITCHEN	3.96 X 3.85	SUN ROOM	4.18 X 2.95
BEDROOM 1	7.30 X 4.08	BEDROOM 2	3.84 X 2.96
BEDROOM 3	3.33 X 3.00		

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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