Premier Properties
Perth

Rosemount Kintillo Road, Perth, PH2 9AZ

Offers Over £435,000

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Upon entering, you are greeted by a bright and welcoming hallway that leads to two spacious reception rooms. The sitting room boasts traditional features including an ornate cornice, ceiling rose and marble fireplace. A similar sized bright dining room has a wood burning stove, and leads through to the garden room, currently as a music studio. The well-appointed kitchen is also accessed from the dining, and features a contemporary Italian ("Aster Domina") gloss black and woodgrain layout, with integrated appliances and a white corian (tm) worktop.

The front patio area is accessed through French doors from the kitchen, a utility area with ceramic 1.5 basin inset sink is plumbed for a washing machine and provides ample space for further appliances. The large ground floor bedroom has a window to the garden area, and is adjacent to the family bathroom with separate bath and shower cabinet.

Passing the rear door which leads to the garden, another stairway leads up to the two further bedrooms, one of which is set up as a home office.

From the front hall, a traditional wide staircase leads past a bright stained glass window up to the two main bedrooms facing the front of the property, one has an ensuite shower room, and the other includes a sink. The main bathroom has a freestanding rolltop bath, round overhead shower rail, and black and white floor tiles.

This home is equipped with gas central heating and double glazed windows throughout. The large garden has a variety of shrubs and mature trees including apple, maple and plum. A large pond (currently drained) has plumbing for a waterfall feature. The grounds are enclosed by a substantial stone wall at the rear, and a hedge with wrought iron gates at the front. Off-street parking is provided for ample vehicles, mostly laid to gravel. An exceptionally large double garage/workshop, which has power and light, there is a traditional stone coach house with a hayloft providing a large storage space, with the potential for redevelopment.

This property is a true gem, combining period charm with modern conveniences, making it an ideal family home in a highly sought-after location.

Bridge of Earn offers a range of local amenities including Village Shop, Co-operative store, bakery, hairdresser, children's nursery and a selection of restaurants. There is a reputable primary school within the village and secondary schooling can be found in the nearby city of Perth, located approximately 4 miles North of the village. The property is ideal for the commuter with the M90 being a short drive away giving easy access to Perth, Edinburgh, Stirling and Glasgow.

- 5 bedrooms
- 3 bathrooms
- Detached double garage
- Large garden
- Detached former coach house
- Off-street parking
- Gas central heating
- Double glazed windows
- Designer kitchen
- Sought-after village location

Rosemount, Kintillo Road, Bridge of Earn, PH2 9AZ

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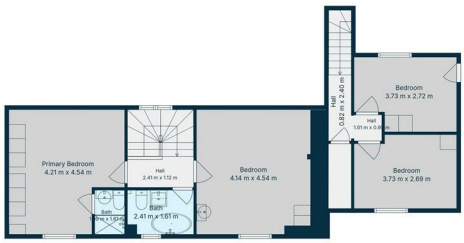
TOTAL: 214 m2
Ground floor: 134 m2, 1st floor: 80 m2
EXCLUDED AREAS: GARAGE: 104 m2, FIREPLACE: 1 m2, WALLS: 26 m2



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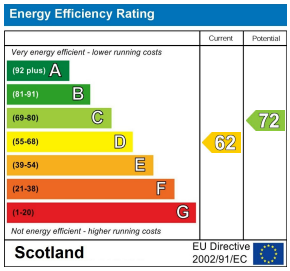

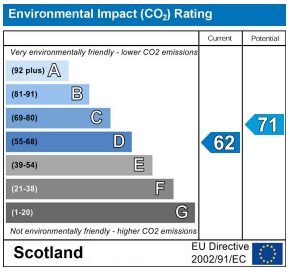

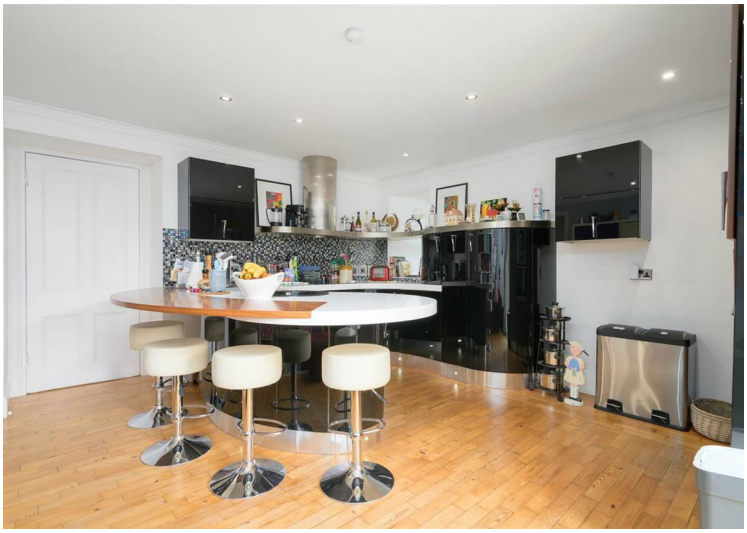

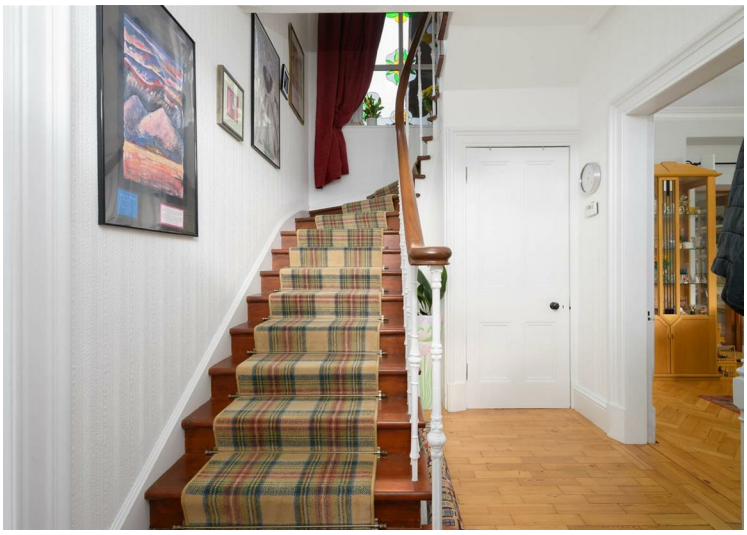

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