

# MILLER GERRARD

Solicitors and Estate Agents



**WILLOWBURN COTTAGE**

**KINLOCH**

**BLAIRGOWRIE**

**PH10 6SD**

**OFFERS OVER**

**£220,000**



**EPC RATING 'D'**

**COUNCIL TAX BAND 'D'**

Miller Gerrard are delighted to bring to the market Willowburn Cottage, a traditionally constructed cottage in the lovely village of Kinloch, just 1.8 miles from Blairgowrie. The cottage comprises of Sun Room, Kitchen, Living Room, Inner Hall, Two Double Bedrooms and Bathroom.

The property benefits from having solar panels fitted and also a new air source heating system. It is finished in a neutral tone and has lovely views from many of the windows.

The outside space has a large driveway and a well maintained garden with different areas. There is also a greenhouse and a shed.

Willowburn Cottage really must be seen to be appreciated.

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.







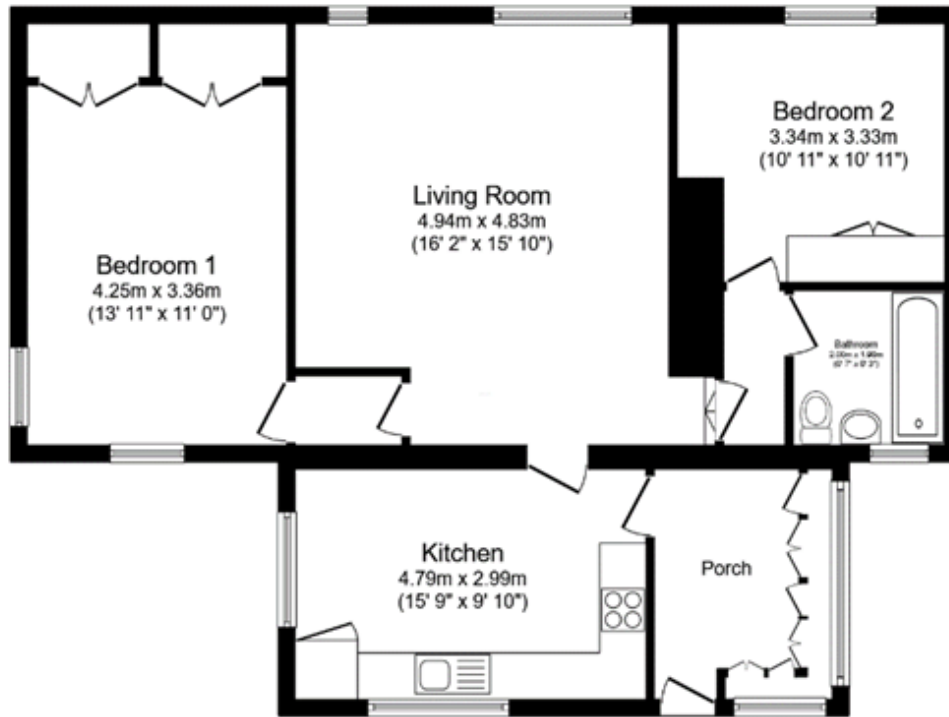












**Floor Plan**

Floor area 87.2 sq.m. (938 sq.ft.)

ROOM DIMENSIONS	(in meters)		(in meters)
KITCHEN	4.79 X 2.99	LIVING ROOM	4.94 X 4.83
BEDROOM 1	4.25 X 3.36	BEDROOM 2	3.34 X 3.33
BATHROOM	2.00 X 1.90		

**MILLER GERRARD**

**SOLICITORS & ESTATE AGENTS**

**THE STUDIO**

**13 HIGH STREET**

**BLAIRGOWRIE**

**PH10 6ET**

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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**