

EXTERNALLY

There is a large timber built garage (12.19m x 6.0 39'9" x 19'9") which has a green profile steel roof, a concrete floor, twin up and over doors and two windows. There is light and power, shelving and a work bench. The loft area is partially floored. Parking space is also available to the front of the garage and on an additional tarmac area. A side door leads in to the garden. Adjacent to the parking area there is a separate brick built outbuilding (4.75m x 3.04m 15'5" x 9'9") which is located in ground of 7.49m x 5.97m (24'5" x 19'5"). There is power, light, water and drainage, suitable for extension or conversion. The mature garden is enclosed and has lawns and a patio area, outdoor and security lighting.

VIEWING

Contact the sole selling agents on 01250-870006 to arrange an appointment to view. Alternatively, when our office is closed at the weekend, the Perthshire Solicitors Property Centre will be happy to arrange your viewing. Please telephone 01738 635301 – Saturdays 9am to 4pm. A telephone service is available on Sundays from 12 noon to 3pm.



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IMPORTANT NOTE

These particulars have been carefully prepared for the guidance of prospective purchasers but their accuracy is not guaranteed. The measurements stated are based on an electronic measuring device and a slight margin of error is possible. Where precise room measurements are essential, prospective purchasers should check such measurements prior to submission of an offer.

Any detail of these particulars can be clarified prior to viewing particularly for those travelling a significant distance.

Only prospective purchasers who have noted an interest through a Scottish solicitor will be advised of any closing date for offers.

property@hodge



ROSE, MACDONALD AND BAKEHOUSE COTTAGES MAIN STREET, KIRKMICHAEL PH10 7NT



THREE CHARMING COTTAGES

Rare opportunity to purchase an attractive block of property comprising of three charming cottages within the picturesque Highland Perthshire village of Kirkmichael. Currently utilised as one family dwelling with two associated self catering holiday units that would appeal to anyone wishing to combine a country home or a holiday retreat with a second income and would also be suitable for an extended family.

Rose Cottage is the main dwelling and incorporates MacDonald Cottage which is completely self-contained with its own entrance while Bakehouse Cottage sits in the grounds with its own private courtyard garden. There is also a 4 car garage, private parking and a separate brick built storage unit.

Kirkmichael is at the heart of a network of footpaths including the Catheran Trail and with excellent golf courses nearby and winter sports 15 minutes away at Glenshee this is a popular all year round holiday destination with good occupancy in the holiday cottages.

NEW FIXED PRICE £330,000

ROSE COTTAGE

Entrance porch

A w.c. and wash hand basin are located off the entrance porch. The porch has an electric panel heater.

HALLWAY

In the hallway there is a storage heater, a smoke alarm and cupboard which houses the electric meter.

CLOAKROOM 1.8m x 1.7m 5'9" x 5'5"

With fitted storage units and space for a tumble dryer.

SITTING ROOM 4.9m x 3.1m 16' x 10'1"

The focal point of this room is the open fire with Lakeland slate surround. The ceiling has traditional coving and the room has a telephone point, a storage heater and a shelved alcove which has storage below. The window offers views of the garden.

DINING/KITCHEN 4.6m x 3.1m plus 2.9m x 1.7m 15' x 10'1" plus 9'5" x 5'5"

An "L" shaped room with an array of pine wall and base units and plenty of room for a table and chairs. There is splashback tiling around the sink area, a slot in ceramic hob and a double oven electric cooker with an extractor hood. The kitchen also has plumbing for a dishwasher and a washing machine, two ceiling and two wall light fittings, telephone and sky t.v. points and a storage heater. The windows give dual aspect to the front and rear of the property.

BEDROOM ONE 5m X 3.2m 16'4" x 10'4"

A spacious double bedroom which has an attractive feature fire place which has a cast iron insert. This room has a fitted storage cupboard, an electric convector heater and a telephone point.

BEDROOM TWO 4m x 3.2m 13'1" x 10'4"

This double bedroom has an electric panel heater and a television point.

STUDY 4m x 2.4m 13'1" x 7'8"

A room that could be utilised as either a single room or a study. There is a telephone point and a velux window. A door leads into the floored attic space and another door leads into the third bedroom.

BEDROOM THREE 3.96m x 2.37m 12'9" x 7'7"

With an electric panel heater and a velux window.

BATHROOM 4.11m x 2.86m 13'4" x 9'3"

Fitted with a coloured three piece suite with an electric shower over the bath and a folding shower screen. There is an electric panel heater and a wall mounted fan heater, two mirror fronted wall cabinets, a shaver point and recessed ceiling lights. A shelved cupboard houses the water tank. Access hatch to the fully insulated loft.

FLOORED ATTIC SPACE 4.96m x 4.87m 16'2" x 15'9"

Accessed from the study this area offers scope for further development subject to permission. There are lights and a window. A staircase leads to a ground floor store room which has light, two power points and a door leading out of the property.

MACDONALD COTTAGE

This property is incorporated within Rose Cottage but is totally self contained and has its own entrance.

ENTRANCE HALL

The hall has an electric panel heater, a hanging rail, a smoke alarm and emergency lighting.

OPEN PLAN LIVING ROOM/DINING/KITCHEN 5.02m x 3.71m 16'4" x 12'1"

This room has two windows. There is plumbing for a washing machine or a dishwasher, a cooker control box, an immersion heater control, sky tv point and a telephone point. In the living room area there is a centre light fitting and in the kitchen area spot lights. There are also an extractor fan, an electric convector heater and a panel heater

BEDROOM ONE 3.84m x 2.43m 12'5" x 7'9"

A good sized room to the rear of the property which has a convector heater and a rear facing window overlooking the garden.

BEDROOM TWO 3.84m x 2.43m 12'5" x 7'9"

A bright front facing room with a deep silled window and an electric convector heater.

BATHROOM 2.80m x 2.46m 9'1" x 8'

With a white suite and a shower over the bath. This room has a mirror fronted cabinet, a shaver point and a wall heater. A shelved airing cupboard also houses the water tank.

BAKEHOUSE COTTAGE

This detached two story cottage is set within the grounds of Rose Cottage.

OPEN PLAN LIVING ROOM/DINING/KITCHEN 7.19m x 2.77m 23'5" x 9'

This room features the original wood beams on the ceiling. There is a cooker control box, a sky t.v point, a telephone point, an extractor fan and two wall cupboards. The ceiling has a central light fitting and there are spotlights in the kitchen area. There is an electric convector and a panel heater and a large double glazed window. A staircase leads to the upper level which has a large window, a smoke alarm and emergency lighting.

REAR HALL

The rear hall has a large two door shelved tank cupboard which is plumbed for a washing machine. There is also a storage unit and an immersion heater control.

BATHROOM 2.43m x 1.92m 7'9" x 6'2"

With a white three piece suite and a shower over the bath. There is a mirror fronted cabinet, a shaver point, an electric convector heater, a wall heater and an extractor fan.

BEDROOM ONE 4.26m x 2.95m 13'9" x 9'6"

This bright room has a large picture window which offers views over the garden. The ceiling is coombed and there is an electric convector heater.

BEDROOM TWO 2.77m x 2.01m 9' x 6'5"

This room has a coombed ceiling, an electric panel heater and a front facing window.