



HILLVIEW COTTAGE, CAMPMUIR, BY COUPAR ANGUS, PH13 9JF

- LOUNGE
- SITTING ROOM/BEDROOM
- LARGE KITCHEN/DINER
- 2 DOUBLE BEDROOMS
- BATHROOM
- PARTIAL DOUBLE GLAZING
- GARAGE
- GARDENS
- 2 OUTHOUSES

Traditional stone built 19th century cottage located in an idyllic setting and offering both rural charm and convenient access to Perthshire, Dundee and all major city routes. The rooms are generous in size and would make an ideal family home or country holiday retreat. The property is in need of full refurbishment and upgrading to restore back to its former charm.

OFFERS OVER £125,000 ARE INVITED

NOTE: THE ADJACENT BUILDING PLOT IS AVAILABLE FOR SALE BY SEPARATE NEGOTIATION

The accommodation in more detail comprises -

VESTIBULE

1.49m x 1.09m

LOUNGE

4.25m x 2.85m

Good sized room with front facing secondary glazed window with deep sill. Tiled fireplace. Storage cupboard. Electric panel wall heater. Smoke detector. Sliding door to staircase. Panelled glass door leading in to kitchen

**SITTING ROOM/
BEDROOM**

3.45m x 1.96m

Double glazed deep sill window with outlook over the garden. Tiled fireplace and hearth. Glass panelled door.

KITCHEN

5.07m x 3.02m

Well proportioned room, bright from natural light through two large rear facing double glazed windows. One side facing window which is single glazed. Sink unit and storage cupboards. "Aga" fuelled oven set within tiled alcove. Storage cupboards with glass insert. Door to rear hall. Storage cupboard housing the water tank, access to loft space, wall heater. Door leading out to rear. Door leading into:

BATHROOM

3.02m x 1.66m

(SHOWER ROOM)

Bright with opaque glass double glazed window. Sit in shower unit having a Mira electric shower. WC and wash hand basin. Dimplex wall heater.

The bath has been removed to accommodate the sit in shower.

STAIRWAY

Off the lounge to upper floor. Access to loft space, sky window and shelved storage cupboard.

BEDROOM 1

3.82m x 2.79m

Bright room with front facing deep sill double glazed window. Fitted wardrobes with mirror insert. Coombed ceiling. Electric wall panel heater.

BEDROOM 2

4.33m x 3.42m

Double glazed front facing window with garden views. Coombed ceiling. Electric panel wall heater.

EXTERNALLY

Front garden mainly laid to lawn with mature hedging and shrubs around the perimeter. Entrance gates with access leading to garage which has power, light and water. Two large outhouses. One to the side of the cottage and one at the rear.

VIEWING

Contact the sole selling agents for an appointment to view.

DIRECTIONS

From Perth travel through the village of Scone and onto the A923 Coupar Angus road. Continue on into Burrelton and then Woodside. Just before leaving Woodside turn right for Abernyste. Continue on through Campmuir to the junction at the top of the hill. At the signpost for Coupar Angus turn left and Hillview is on the left hand side.

From Coupar Angus follow signs to Perth. At Woodside follow the signpost on the left for Abernyste and continue as above.

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.