

1 Rosemount Place, Bridgend, Perth, PH2 7EH



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A ground floor flat of character, situated in a highly desirable cul-de-sac, close to the River Tay.

Perth city centre 0.7 miles, Dundee 22 miles, Stirling 37 miles, Edinburgh 44 miles, Glasgow 63 miles

Ideal retirement flat in a very quiet street of eight houses within easy walking distance of Perth city centre. The flat was created out of an old stone house in around 1980. There is a separate first floor flat above and a 2 storey separate house next door. The original house is of stone and lime construction under a pitched, slated roof. There are attractive traditional features like deep skirting boards and ornate high ceilings. All windows are double glazed and the floors are all laminated except for the carpeted master bedroom.

- Entrance vestibule
- Generous hall
- Large lounge
- Large bedroom
- Smaller bedroom
- Bath/shower room
- Kitchen/dining room
- Conservatory
- Single garage
- Front and rear gardens



Rosemount Place: an exclusive, quiet street.
Front cover picture: the flat is bottom left.

Offers over £199,000 **EPC Band D** **Council Tax Band E**
Home Report £235,000


mccrae&mccrae Ltd
Chartered Surveyors, Estate Agents, Planners & Valuers

McCrae & McCrae Ltd, Chartered Surveyors, 12 Abbey Park Place, Dunfermline, Fife. KY12 7PD
Telephone: 01383 722454 Email: info@mccraemccrae.co.uk

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 **PrimeLocation**

 **RICS**

Accommodation

Entrance vestibule & Hall 9 x 2.9m max 6.1 x 1.5m

With ornately tiled floor and ornate internal window and side panels. Long, generously sized hallway.

Large lounge (W) 5.2 x 4.26m

Fireplace for gas fire, wooden mantelpiece and marble hearth. High ceilings and 2.7m wide bay windows allowing ample afternoon and evening light in.

Double bedroom (E) 4.3 x 4.1m

Generously sized room with fitted wardrobes along the north wall. Large east facing window.

Bedroom 2 (N) 3.25 x 2.9m, 1.2 x 1.2m

Walk-in cupboard. Window to north.

Bathroom (N) 2.9 x 1.6m, 1.2 x 1.2m

Bath, WC, basin and shower cubicle. Partly wood-panelled walls, frosted window.

Kitchen (E) 3.95 x 3.53m

Well fitted kitchen with ample floor and wall units, a cooker with hood, dishwasher.

Conservatory (S, E & W) 3.86 x 3.1m

Built around 2008 to a high standard with double doors to the east and a single door to the north leading to the garage/utility room. The conservatory tends to be used during the day in the summer with the lounge being used more in the evening and winter.

Garage/utility room 3.5 x 3m

This concrete panelled semi-detached garage has a window to the east and a concrete floor. It houses the boiler and has plumbing for a washing machine and space for a tumble drier.

Front Garden 18 x 12m

There is a front garden with well stocked flower beds. The driveway is shared with the upstairs flat. There is a large car parking area for two cars that is a suntrap in the evening. There is ample car parking in the street.

Rear Garden 14 x 8m

The rear garden is dog-proof, secluded and very quiet. It's a real suntrap.



View front garden from lounge



Hallway



Lounge



Lounge



Bedroom



Bedroom 2



Kitchen



Kitchen



Bathroom



Vestibule entrance



View from south elevation



Conservatory



South elevation



Conservatory



Situation

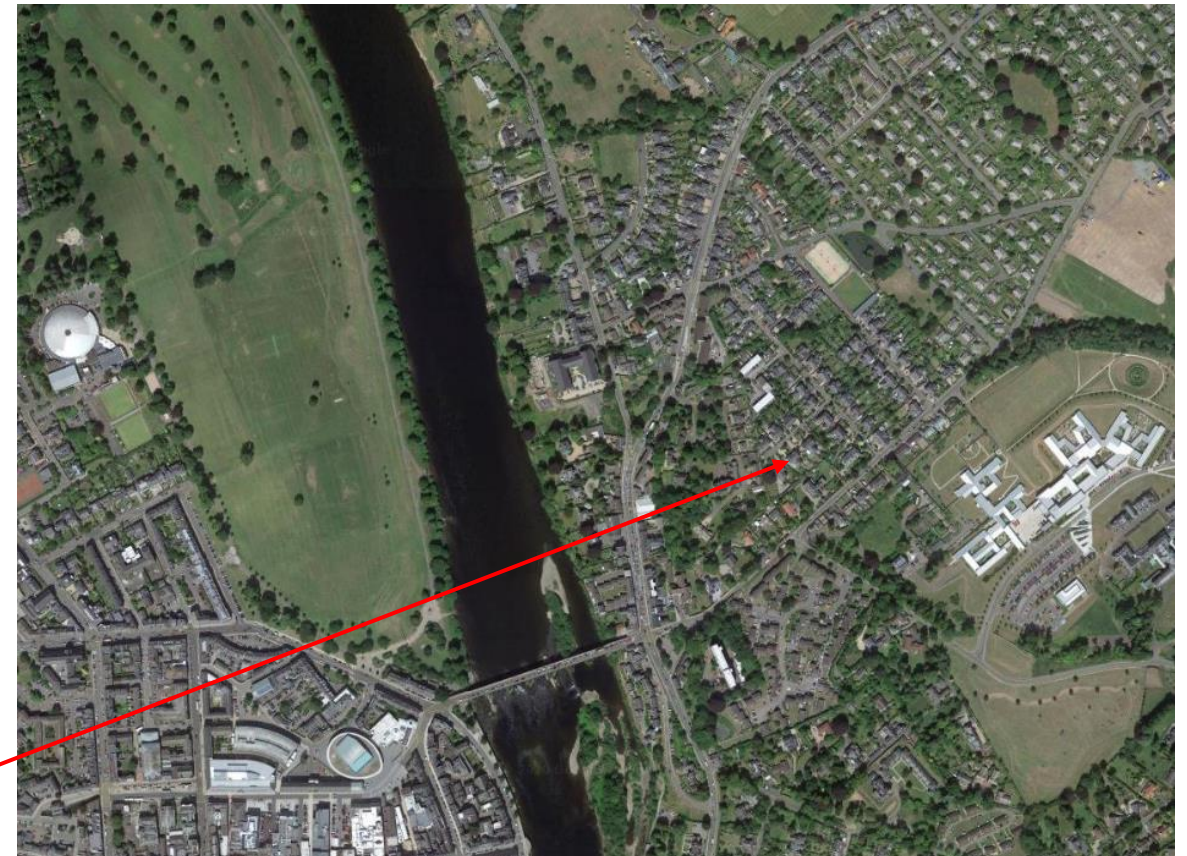
1 Rosemount Place is located in the highly desirable area between Bridgend and Gannochy which lies on the east side of the River Tay. There are shops round the corner at Bridgend. The thriving city centre is half a mile away, with theatre, concert hall, cinema, shops, art gallery, museum, library, restaurants and café quarter.

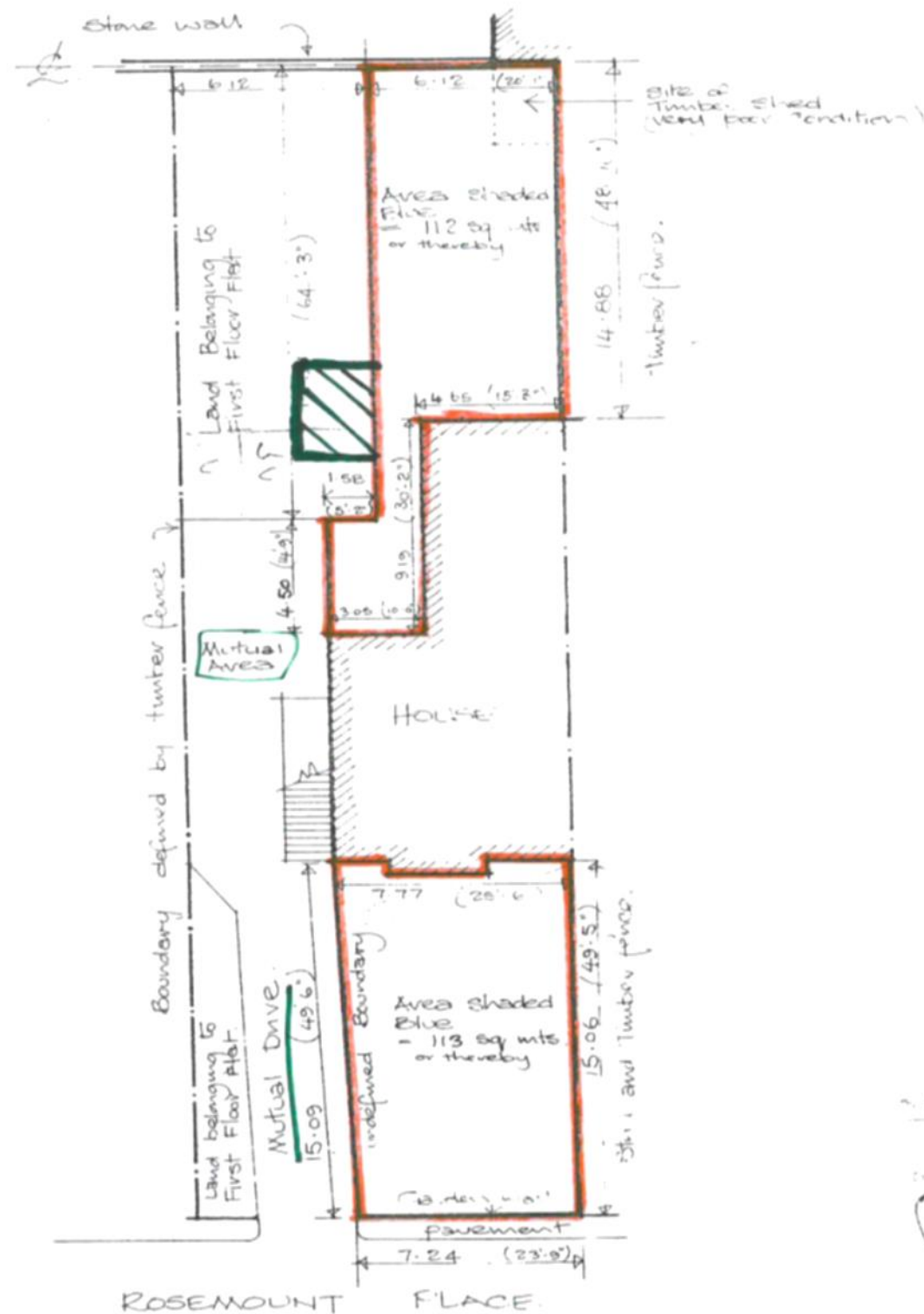
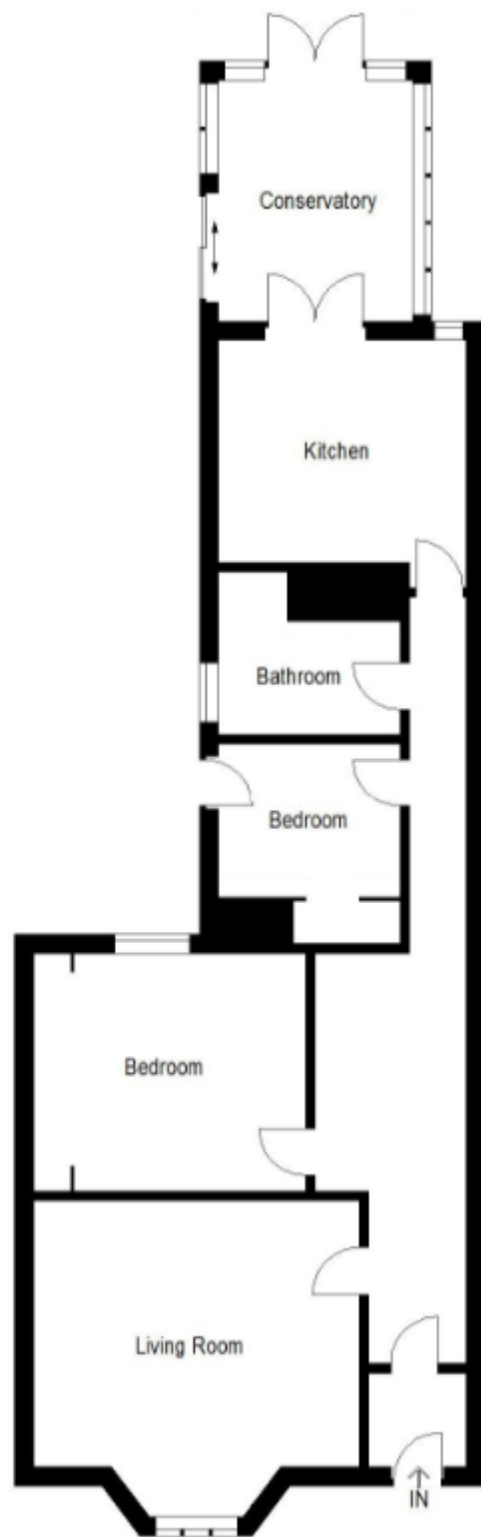
Perth is well served for retail parks, leisure facilities, bowling clubs and an ice rink. The tennis and bowling club are 200 yards away with lovely walks and parks at Quarrymill, Do'cot Park, Norrie Miller Park, Rodney Park, Branklyn Garden and the North Inch, with Kinnoull Hill and Scone Palace (2 miles) all close by.

Kinnoull Primary School serves the area, there are secondary schools at Perth Academy and Perth High School. The property enjoys easy access to the A90 to Dundee, the M90 to Edinburgh and the A9 to Stirling, Glasgow and the north.

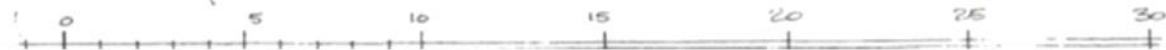
Perth is well served for retail parks, leisure facilities, bowling clubs and an ice rink. Stunning Branklyn Garden, run by the National Trust for Scotland, is just over a mile away as is Kinnoull Hill, a site of special scientific interest, with its wildlife, nature trails and panoramic views. Balhousie Castle (just over a mile) is home to the Black Watch Museum and Scone Palace (2 miles) is the crowning place of Scottish kings with magnificent gardens and grounds to explore.

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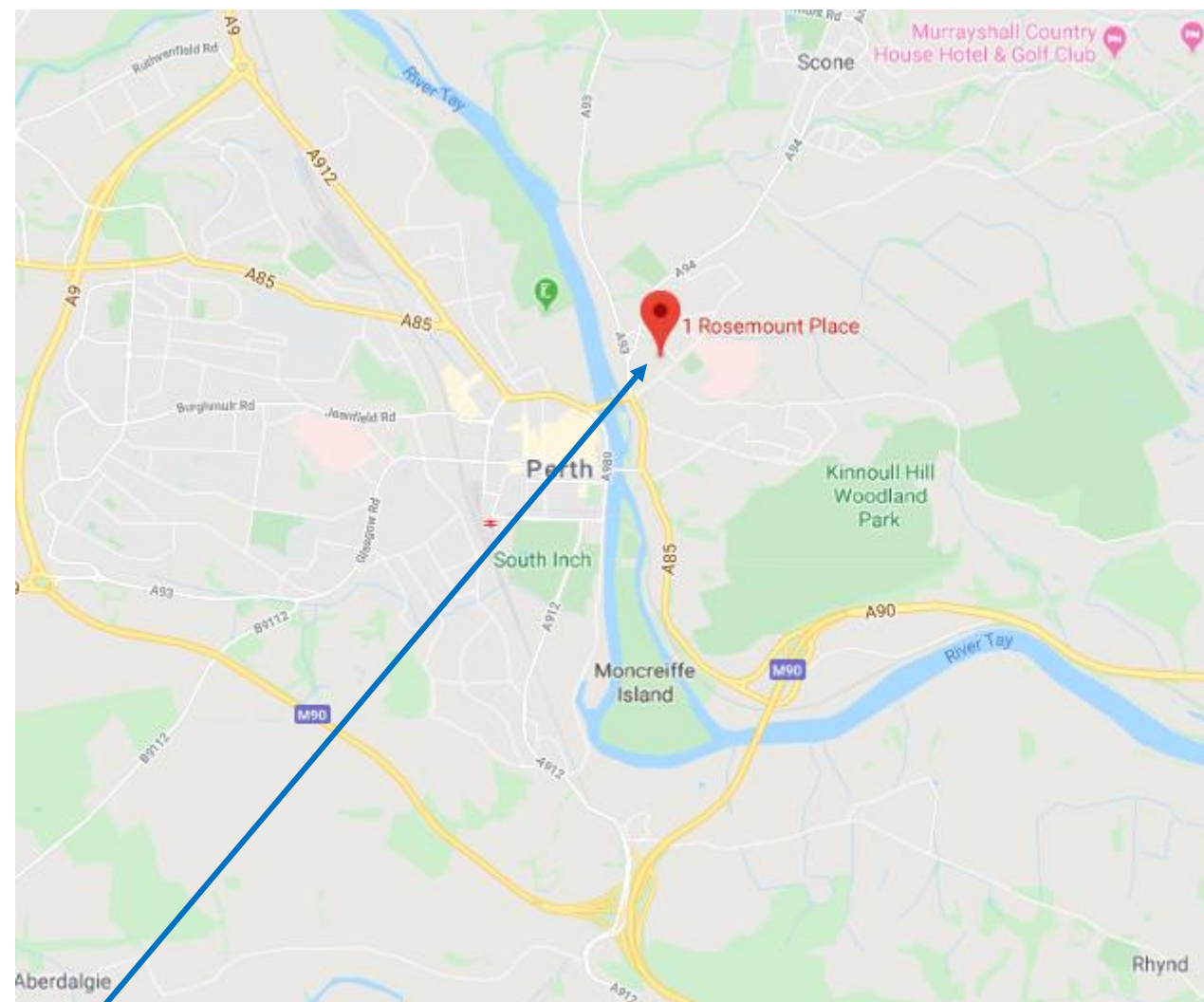
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Directions

From the north: Exit the A9 at Inveralmond roundabout and follow the A912 into Perth (Dunkeld Road). At the bottom of Dunkeld Road, turn left into Atholl Street which extends into Charlotte Street then turn left to cross the River Tay over Smeaton's Bridge. After crossing the bridge go straight ahead at the junction and straight on up Lochie Brae. Keep straight on into Gannochy Road and take the first left into Pitcullen Terrace and the first left into Rosemount Place. Number 1 is the second house up this street on the left.

From Dundee: Take the A90 and then take the A85 (left) and follow signs for Perth. Go straight on at the first lights and before the next set of lights turn right up the hill (Back Wynd). Turn right into Lochie Brae and continue as above.

From the south: Take the M90 (towards Dundee) over the Friarton Bridge which crosses the River Tay. Just over the bridge turn left and first right under the M90 and take the signs to Perth. Continue as above.

Viewing and registering an interest

Viewers can inspect the property without appointment but they view at their own risk. To arrange a viewing please contact McCrae & McCrae Ltd, 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. Tel: 01383 722454. Out of office hours please contact Rod McCrae on 07711 561814.

Closing Date

It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice.

Property Misdescription

These particulars do not constitute any part of an offer or contract. All measures are given as a guide and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission or mis-statement in the particulars, during negotiations or otherwise, any representation or warranty whatever in relation to this property.

Offers

Offers must be submitted in Scottish legal terms to the Selling Agents, McCrae & McCrae Ltd at 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents.



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