



ROUNDLAW FARM COTTAGE

Auchterarder, PH3 1LL



ROUNDLAW FARM COTTAGE, Auchterarder, PH3 1LL

A charming 4- bedroom cottage with private garden grounds offering far reaching views of undulating countryside, and conveniently located between Perth and Aucterarder.

Accommodation:

Ground Floor: Entrance Hall, Kitchen/Breakfast Room, Living/Dining Room, Four Bedrooms, Family Bathroom, and Shower Room.

Exterior: Established and enclosed gardens with generous area of lawn.

Off road parking. Timber Garden Sheds.



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Situation

Set amidst an unspoiled landscape Roundlaw Farm Cottage is ensconced by neighboring farmland, situated off a minor public road approximately 6.8 miles north of Auchterarder and Gleneagles Hotel.

Nearby Auchterarder has an attractive mix of retail and community facilities including a new Community Campus housing Nursery, Primary and Secondary Schools. There is also a good selection of private schooling available in the locality including Glenalmond and Strathallan Schools as well as Ardvreck and Craigclowan Preparatory Schools, Dollar and Morrisons Academies.

The localities popularity as a residential district is underpinned by its convenient location within Central Scotland. The nearby A9 provides swift road links to both Perth approximately 13 miles and Stirling approximately 31 and thereafter there are good road links onwards to Glasgow and Edinburgh as well as eastwards to Dundee from Perth. The nearby Gleneagles Railway Station provides regular services to Perth, Stirling, Inverness and London (including a direct service to London, plus the Caledonian Sleeper service).

Perth is a short distance to the Northeast of Auchterarder and offers all the services and attractions which you would expect from a city of its size. The city centre is populated by high street retailers, a shopping centre, and restaurants, bars and cafes, together with professional, business and banking services. There are also various supermarkets, retail parks and leisure centres/gyms around the city, as well as an ice rink and an independent cinema.



The historic city and its surrounding area are rich in culture and heritage, offering a diverse range of attractions such as The Black Watch Museum, the well-known Concert Hall and Theatre and, notably, Scone Palace. The excellent new Perth Museum has recently opened in city centre and offers much of interest, as well as being the new home of the Stone of Destiny. Perth Art Gallery is also situated in the city centre. The surrounding countryside supports a wealth of leisure activities including walking and cycling, National Hunt Racing, which is situated within Scone Palace grounds, fishing on the River Tay and, slightly further afield, skiing at Glenshee and Aviemore.

There are various golf courses nearby, including two courses at the local Murrayshall Hotel and Golf Club, as well as the Championship courses at Blairgowrie and the internationally renowned Gleneagles Hotel Resort. The internationally acclaimed facilities of the Gleneagles Hotel are approximately 4.9 miles away and provides a wealth of activities which includes the Leisure Club and Spa; the walking, jogging and cycling tracks; activities and shooting schools and its four Restaurants including the late Andrew Fairlie's famed two Michelin Star Restaurant.

Around Perthshire there are several Munros and Corbetts, boasting challenging routes for walking and climbing enthusiasts. Loch Lomond, part of Scotland's first National Park, is also nearby and is well known for its water sports including wind surfing, sailing and excellent water skiing.

General Description

Roundlaw Farm Cottage is set in an enviable position with generous garden ground offering flexible and well-proportioned accommodation.

The cottage is approached from a minor public road and a private driveway provides ample car parking and access to a selection of outbuildings. Set back from the road and full of character, the cottage combines crisp white-rendered walls with a traditional slate roof. Accessed via a raised deck, the front door opens into a welcoming entrance hall with the accommodation thoughtfully arranged over one level.



Accessed from the kitchen and the entrance hall, the spacious L-shaped living room/dining room benefits from a bright dual-aspect, maximising natural light. A fireplace with mantel and slate hearth forms the focal point of the room, complete with a wood-burning stove. Adjacent is the kitchen/breakfast room, which has been fitted with a generous array of cream kitchen units providing ample storage with granite effect worksurfaces. There is a Leisure range cooker featuring a five-ring electric hob and warming plate, built-in oven, grill and complemented by a tiled splashback. A stainless steel sink is positioned beneath a window framing delightful countryside views with space for both a washing machine and dishwasher. A cupboard houses the Worcester oil-fired boiler.

A short hall from the living/dining room provides access to a double bedroom served by dual aspect views over the surrounding countryside and a neighbouring shower room, with walk-in shower, basin and WC.

Located off the kitchen is a hallway which features attractive paneling, enhanced by triple sash and case windows that flood the space with natural light and provide a wonderful outlook onto the surrounding farmland, the hall provides access to the principal bedroom. The principal bedroom which is generously proportioned and shares in the scenic rural outlook via a sash window. It has ample room for wardrobes and dressers. Adjoining is a further double bedroom overlooking views to the rear. Bedroom four offers versatile accommodation and could alternatively be used a snug or home office, a small stained glass feature window, which adds character and charm and built-in linen cupboard providing storage. Completing the accommodation is the family bathroom, well-appointed with a three-piece suite, including a bath with handheld shower attachment, WC pedestal wash hand basin. In addition, there is a linen cupboard with shelved storage.

GARDEN

Roundlaw Farm Cottage is situated on a generous plot with splendid views across rolling countryside. The well-established garden grounds surround the house attractively with a gravel pathway leading to the front of property. A raised south-facing deck provides an outdoor seating area, which creates a perfect space for al-fresco dining. The garden benefits from a variety of deciduous and evergreen trees and shrubs, which provides a good level of colour and year-round interest. A selection of useful outbuildings are situated to the side of the property.

To the rear, an extensive area of further garden ground offers an incoming purchaser complete flexibility to landscape as they wish, providing prime potential for a bespoke summerhouse, double garage, or expansive outdoor patio.



GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the Selling Agents.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is PH3 1NW

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price.

Classifications

Council Tax - Band E

EPC Rating - Band E

Tenure

Freehold

Services

Mains electricity and water. Oil fired central Heating. Drainage to a private septic tank.

Offers

Offers should be submitted in Scottish Legal Form to the joint sole selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6HA. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

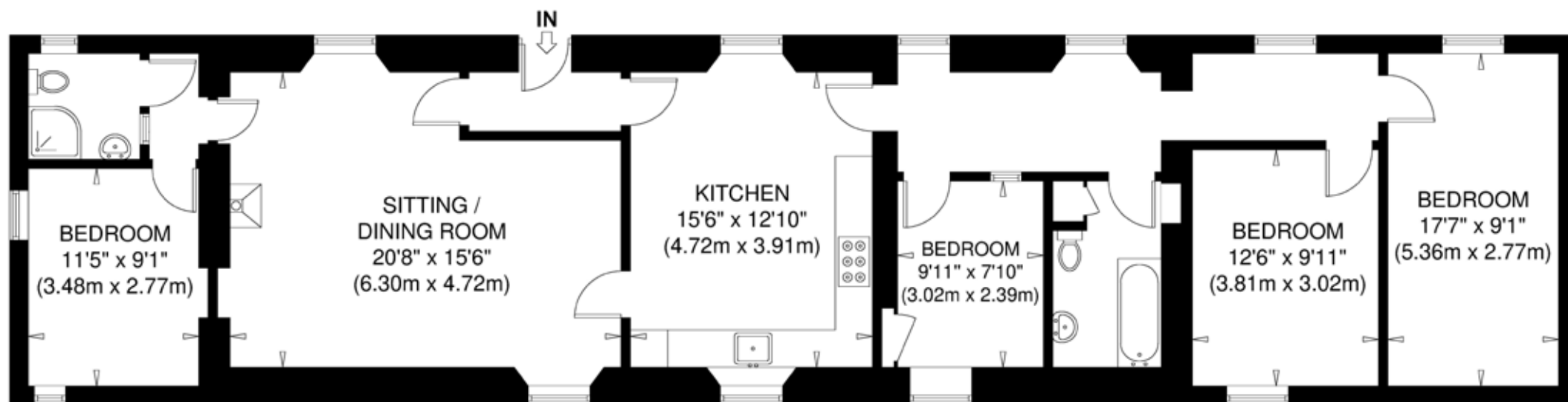
Internet Websites

Properties and other properties offered by Rettie & Co can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, and www.thelondonoffice.co.uk.

Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 124.3 SQ M / 1337 SQ FT

ROUNDLAW FARM COTTAGE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 124.3 SQ M / 1337 SQ FT
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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Particulars and Plans

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available on request.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agents, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.



Important Notice

Rettie & Co give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.

Proof and Source of Funds/Anti Money Laundering

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.







RETTIE

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