



ROSEBANK COTTAGE, MAIN STREET, SPITTALFIELD, PH1 4JX

Detached Bungalow

Sitting Room

Dining Kitchen

Utility Room

2 Double Bedrooms

Bathroom

Garden with Driveway

Large Timber Garage Workshop

Home Report Valuation - £190,000

EPC Rating - D

Offers over - £185,000

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Description

Detached spacious bungalow situated in the village of Spittalfield with easy access to Perth, Dunkeld and Blairgowrie. The house was built approximately 20 years ago and has large, well proportioned rooms and is in good decorative order. The property benefits from modern double glazed windows and oil fired central heating.

Accommodation

Hallway

Front door entering into vestibule with glazed doorway leading into the hallway and doors off to all rooms. Several storage cupboards including built-in cupboard with sliding doors. Recessed spotlights. Radiator. Hatch to attic with folding ladder access.

Sitting Room (14'5" x 12'3")

Lovely bright room with large window to front and side window. Telephone and TV point. Radiator.



Dining Kitchen (10'10" x 14'3")

Large room with good range of base and wall units providing plenty of storage. Built-in fridge freezer, oven and hob. Tiled splash-back, sink and drainer. Recessed spotlights, radiator. Ample space for dining table. Telephone socket.

Utility Room (5'3" x 9'5")

Back door to garden enters into utility room with stainless steel sink and drainer, washing machine, central heating boiler, radiator.

Cloak Room

With WC, basin, radiator and window.

Master Bedroom (12'9" x 10'10")

Well proportioned double bedroom with built-in wardrobe. Bright room with large window to front. Radiator.

Bedroom Two (9'11" x 9'6")

Double bedroom with built-in wardrobe and window to rear of property. Centre lighting. Radiator.

Bathroom (7'3" x 9'3")

Good sized bathroom with separate shower. White suite with bath, basin and w.c. Recessed spotlights, radiator and extractor fan. Window with blind.

Outside

There is a good amount of garden ground to the rear and a smaller area of garden to the front of the property all completely enclosed. Driveway for off street parking. Large timber garage workshop with electricity and lighting (note: the smaller shed is not included).

Viewing

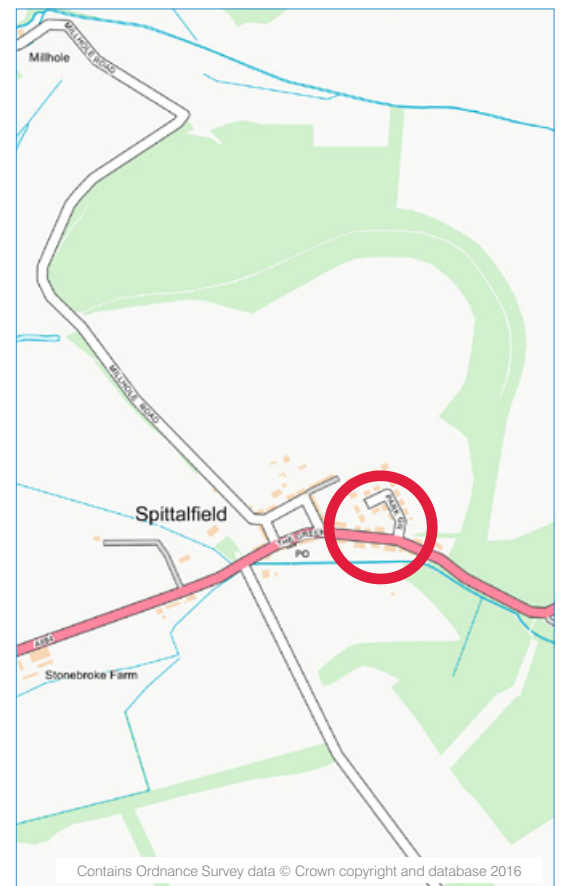
By appointment via Watson & Lyall Bowie Solicitors on 01828 628395 or email: legalservices@wandlb.co.uk





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If you cannot contact us because it is outwith office hours the staff at Perthshire Solicitors Property Centre will be happy to arrange a view-ing for you. This can be done up to 9pm on weekdays, between 9am and 4pm on Saturday and 10am and 4pm on Sunday. Telephone 01738 635301.

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