

# Rose Cottage

Glencarse,  
Carse of Gowrie,  
PH2 7LX

# JAMESON + MACKAY

SOLICITORS AND ESTATE AGENTS



- + *Mid Terraced Cottage*
- + *Perfect Rural Commuter Location*
- + *Massive Potential*
- + *Offers Over £150,000*



**2**

Public Rooms



**2**

Bedrooms



**2**

Bathrooms

T: 01738 630 350

## Accommodation

Rose Cottage is a delightful traditional 2 bedroom cottage with garden situated in an ideal location for anyone wishing to commute further afield.

The spacious property, still with its original wooden shutters and open fireplaces benefits from 2 large reception rooms, both with wall cupboards; 2 bedrooms with wall cupboards; 2 bathrooms (one with airing cupboard and electric radiator), fitted kitchen with electric hob, oven and washing machine; a lovely wide staircase and rear hall with door to back garden.

This charming cottage is a blank canvas which modernisation will transform into a very special contemporary home.

A small garden on either side of the front door makes a welcoming entrance, whilst at the rear, a spacious enclosed private area with mature trees, lawn and 2 brick outhouses has the scope for a most attractive

garden.

A biodiversity village, Glencarse is only 4 miles from Perth and 15 miles to Dundee. The village benefits from various shops including the village store, a highly regarded Primary School, a friendly local community and is surrounded by the stunning and fertile Carse of Gowrie where the plethora of walking, running and cycling routes add to the desirability of the area.

EPC: G

Council Tax Band: C

LOUNGE 5.0m x 3.1m

SITTING ROOM 5.1m x 2.7m

KITCHEN 2.5m x 2.3m

BEDROOM 5.1m x 2.7m

BEDROOM 3.2m x 2.7m

BATHROOM 2.7m x 2.3m

BATHROOM 1.8m x 1.6m













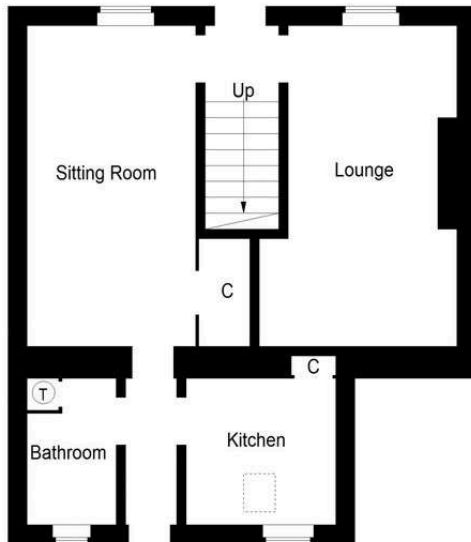
to view:

T: 01738 630 350

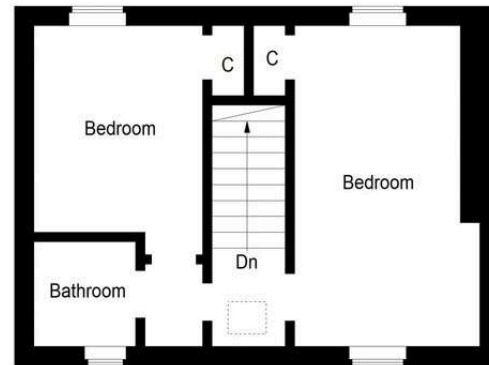
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**JAMESON  
+ MACKAY**

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Ground Floor



First Floor

LOUNGE  
5.0m x 3.1m

SITTING ROOM  
5.1m x 2.7m

KITCHEN  
2.5m x 2.3m

BEDROOM  
5.1m x 2.7m

BEDROOM  
3.2m x 2.7m

BATHROOM  
2.7m x 2.3m

BATHROOM  
1.8m x 1.6m

**YOUR PROPERTY SPECIALISTS**

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