




McEwan Fraser Legal

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11 Altamount Gardens

BLAIRGOWRIE, PERTSHIRE, PH10 6JN



BLAIRGOWRIE PERTHSHIRE / PH10 6JN

Blairgowrie high street and town centre is a five minute walk from the estate. This picturesque town is a vibrant market town offering a range of shops and services including a leisure centre, library, swimming pool, banks, solicitors, health centre, dentists and a community hospital. In addition to a Tesco superstore, the town is serviced by many excellent independent retailers including several bistros and restaurants.

Perth (seventeen miles) and Dundee (nineteen miles) both offer a comprehensive range of high street stores and services. There are regular flights from Edinburgh Airport (fifty-five miles) and Glasgow Airport (eighty miles) to the UK and European destinations along with a regular service from Dundee to London City Airport.

Perth itself boasts Perth Race Course at Scone Palace. Excellent restaurants, museums and galleries. Leisure centre and ice rink. The concert hall hosts numerous cultural events throughout the year and the theatre hosts large touring shows.

Blairgowrie has two primary schools and a renowned secondary school. There is also a selection of private schools in the area including Dundee High School, Strathallan, St Leonards, Kilgraston, Craigclowan and

Glenalmond College, all of which are within an easy driving distance of the property.

This is an unspoiled and extremely beautiful part of Scotland. The location also allows for easy access to the Perthshire area which combines an excellent variety of sport with magnificent scenery, cultural attractions, varied leisure pursuits and productive farms and woodlands. The area is steeped in history and beauty and has a strong all year tourist base.

For the outdoor enthusiast, the spectacular Angus Glens rise up to the north and east of Blairgowrie, and the hills of Perthshire to the west. There are numerous opportunities for walkers: the Cateran trail, the bluebell walks at Ardblair and the Beech hedge at Meikleour are local highlights. Winter sports are available at Glenshee (24 miles).

There are championship golf courses in Blairgowrie, at Rosemount and Lansdowne and local courses at Alyth, Strathmore and Glenisla. The world-famous St Andrews, Gleneagles and Carnoustie courses are within thirty minutes. Gleneagles hosted the Ryder Cup back in 2014. A wide array of field sports is available to rent locally including fishing on the Tay, Isla and Ericht.

11 ALTAMOUNT GARDENS

We're delighted to offer onto the open market this brand new build, two double bedroom lodge built, insulated and kitted out to a very high standard .

This is a freehold property & plot in central Blairgowrie walking distance to the town centre. Altamount Gardens is open 365 days of the year.

The lodge can be completely furnished and ready to use either for yourself as a holiday home or a rental opportunity and really needs to be viewed to be appreciated. This lodge will be used initially as the show lodge to show you what can be achieved when you buy a plot. A complete lodge building service is available with the option to buy fully furnished. The lodge has its own grounds surrounding it and with parking space.

The front of the lodge has a covered porch with access to a boot room/ laundry room or additional storage space. Once you enter the lodge you walk into the open plan beautifully laid out living/dining and kitchen area.

The bespoke oak kitchen comprises of a comprehensive range of eye and base level units with work surfaces incorporating a Belfast sink. There is a gas cooker, an upright fridge/freezer and a beautifully crafted larder cupboard with shelving and drawers. Appliance cupboards to house a dishwasher and a washing/drying machine are either side of the sink. Hardwood flooring flows through the open plan rooms and the triple aspect floods light into the lodge. The spacious lodge has ample room for a table and chairs and various other sitting room furniture and a working area for your laptop. There are two double bedrooms one with an en suite shower room and a family shower room.

There are mains services to every plot.



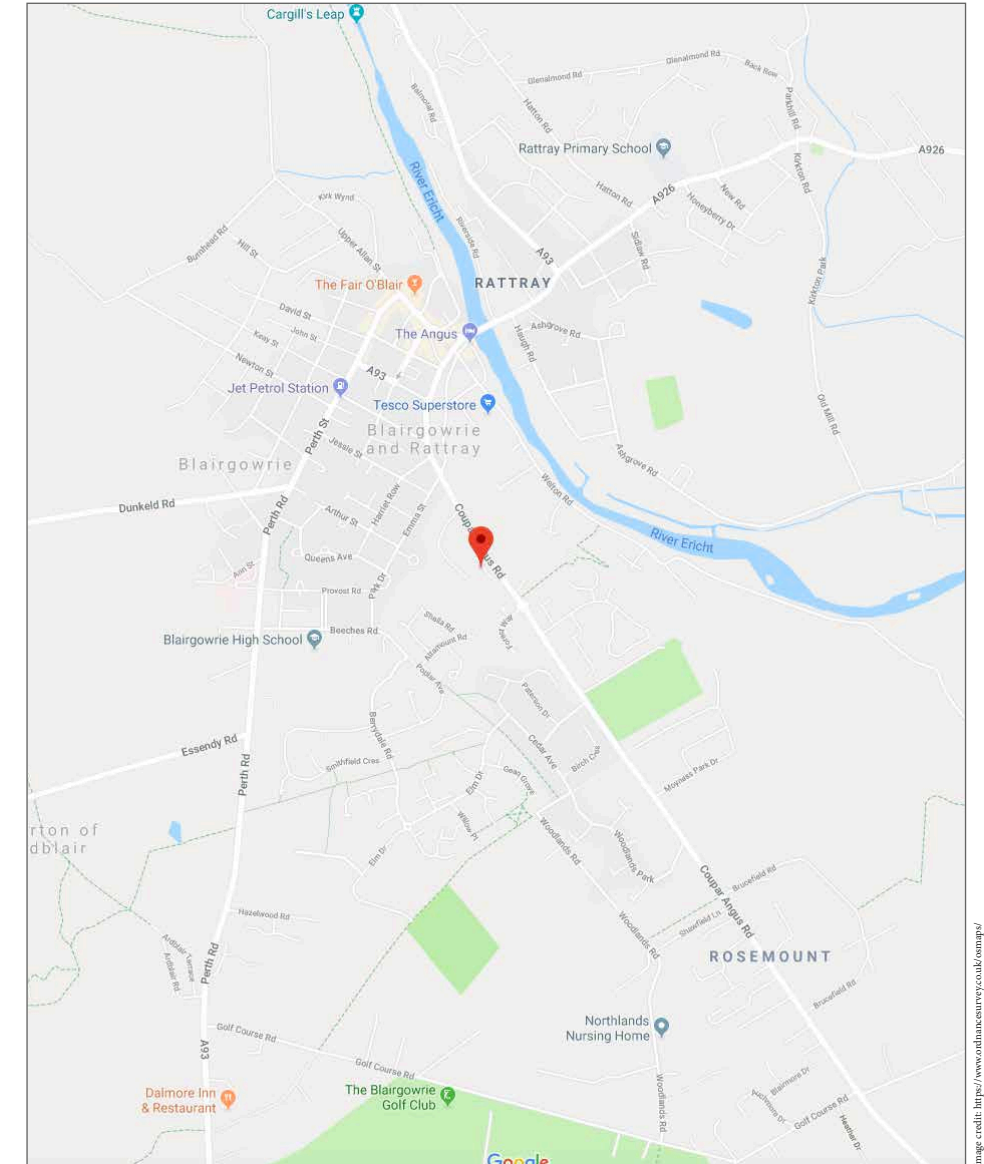


SPECIFICATIONS FLOOR PLAN



Approximate Dimensions
(Taken from the widest point)

Lounge	5.80m (19'2") x 4.65m (15'9")
Kitchen	5.00m (16'5") x 3.88m (12'9")
Bedroom 1	3.05m (10') x 3.75m (12'10")
En-suite	2.13m (7') x 2.00m (6'7")
Bedroom 2	3.10m (10'2") x 3.10m (10'2")
Shower Room	1.30m (5'2") x 1.90m (6'5")
Boot Room	2.40m (7'8") x 1.86m (5'9")





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Part
Exchange
Available

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