



An idyllic country cottage

Hillview Cottage, Madderty, Crieff, Perthshire, PH7 3PL

Freehold





Open plan kitchen/dining/sitting room • 3 double bedrooms (one with en suite shower room) • bathroom and utility room

Parking for 2 cars • Pretty and private garden • Paved terraces and garden shed • EPC = E

Situation

Hillview Cottage is aptly named being situated on a gentle hillside with panoramic views over rolling farmland to the hills beyond. The location offers a scenic setting combined with good accessibility to the major towns of central Scotland. Perth and Crieff are both within 12 miles.

Crieff is an attractive town with two supermarkets, independent shops and some professional services. Perth (12 miles) has a much wider choice of shops and services as well as an excellent choice of bars and restaurants, a concert hall, theatre, art gallery, museum and cinema. The town's leisure facilities include the Perth Climbing Centre, the Willowgate Activity Centre, Perth Leisure pool, an ice rink and two sports centres. Perth also has a hospital.

Gleneagles Hotel and Country Club is about 10 miles away and there are local golf courses in Perth, Crieff, Muthill and Comrie. Fishing, horse riding, hillwalking and cycling are all popular pursuits in the area and there are lovely walks directly from the cottage. Edinburgh, Perth, Stirling and Dundee are all within commuting distance of Hillview Cottage.

Description

Hillview is believed to date from the mid-20th century and was originally a modest farm worker's cottage. It has recently been extended and comprehensively refurbished. The house has retained lots of traditional character but now has a refreshingly bright and contemporary interior. It is immaculately presented and in move-in condition. The property is approached via a quiet country lane and a parking area has been created for two cars. An impressive open plan kitchen/living/dining room is the focal point of the house which, with its vaulted ceiling and wall of folding glass doors is bright, spacious and welcoming. From the kitchen sink it is possible to see as far as the Sma Glen and when the main doors are folded back, the living space extends seamlessly onto the terrace outside. Three double bedrooms are decorated in fresh neutral tones. Bedroom 1 has a wood burning stove making it cosy in the winter. Bedroom 2 has built in wardrobes and bedroom 3 has an en suite shower room as well as a door to the garden. There is also a bathroom with freestanding bath and walk-in shower and a utility room with back door.



Garden

The garden is one of the loveliest features of Hillview Cottage. Gravel paths, herbaceous borders, neat lawn and strategically placed trellises, archways and terraces have been used to create a small but delightful garden. A clipped beech hedge wraps around the property and gives it shelter and privacy.

Directions

From the Broxden roundabout on the edge of Perth take the A9 dual carriageway signposted to Stirling. After about 2 miles take the first turning on the right signposted to Tibbermore. Follow this minor road for about 2 miles to Tibbermore and turn left at the T junction. Follow this road for about 6 miles and turn right towards Madderty (this is opposite a left turn to St Davids). Follow the road for 400m and Hillview Cottage is on the right following a sharp bend in the road.

General Remarks

Viewings

Strictly by appointment with Savills - 01738 477525.

Services

Mains water, electricity and private drainage.
LPG fired central heating.

Local Authority & tax band

Perth and Kinross Council tax band C.

Fixtures & Fittings

Blinds, light fittings, fitted carpets, integrated appliances and white goods are included in the sale. Certain items of furniture may be available by separate negotiation.

Photos taken and brochure produced

July 2021

Servitude rights, burdens and 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 referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Offers

Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Deposit

A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.



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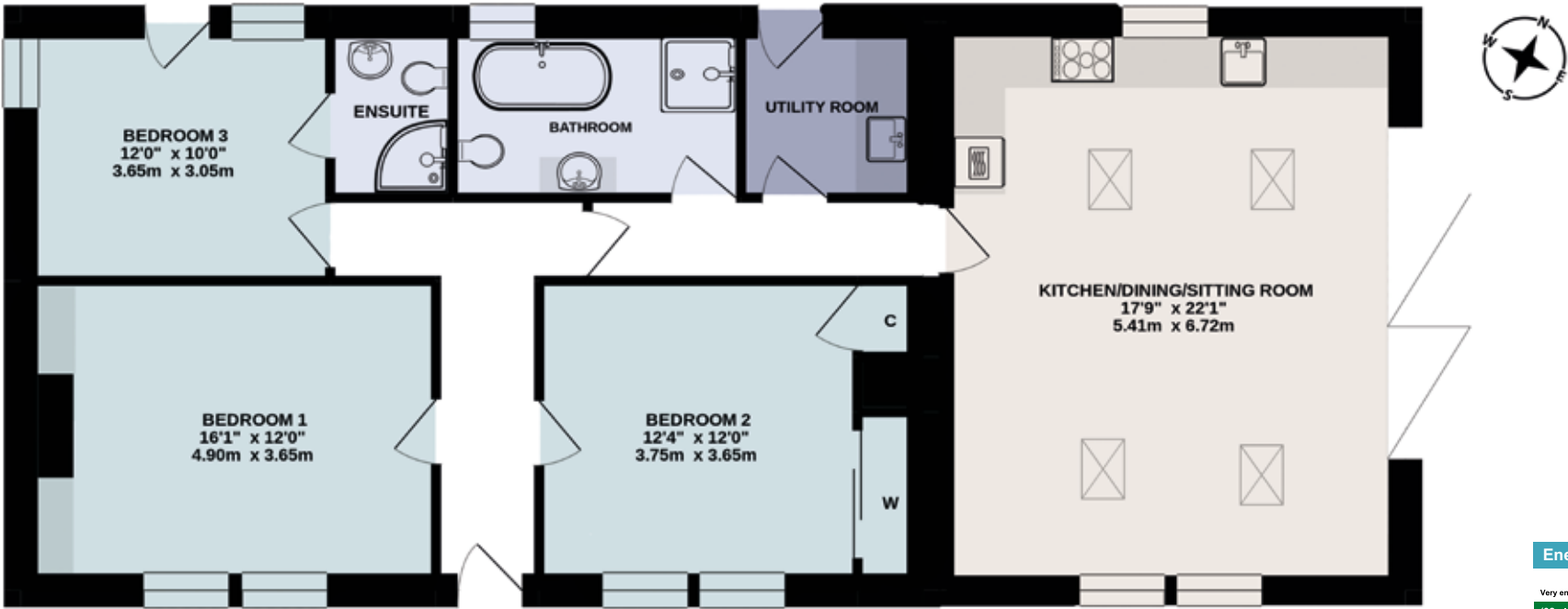
Hillview Cottage, Madderty, Crieff, Perthshire, PH7 3PL
Gross internal area (approx) 107.1 sq m/1153 sq ft



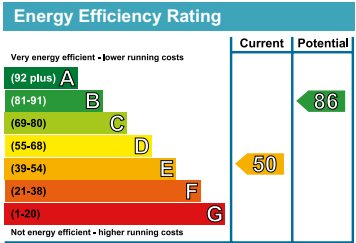
savills

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