

A superb modern home

Kilchurn, Golf Course Road, Blairgowrie, PH10 6LF





A superb modern home by Blairgowrie golf course
Hall, sitting room, family room, study, dining kitchen,
larder, utility room and cloakroom/WC • Four bedrooms
and two bathrooms • Double garage and fuel stores •
South facing terrace and enclosed garden • About 1.1
acres • EPC exempt

Mileages

Blairgowrie 1 mile, Perth 16 miles, Dundee 18 miles, Edinburgh 58 miles

Situation

Kilchurn has a fabulous position on the edge of Blairgowrie's renowned Lansdowne Golf Course. Set in about 1.1 acres amongst the leafy streets of Rosemount, it is only a short drive from the shops in the centre of Blairgowrie. Blairgowrie is a busy rural town with a good selection of shops and professional services including supermarkets, restaurants, medical centres and a cottage hospital. Perth and Dundee are both within 18 miles and offer a more comprehensive range of shops and services. Kilchurn is well situated for commuting to both, and is also ideal for those who enjoy the outdoors. There are three golf courses at the Blairgowrie Golf Course, together with three courses at Alyth and an 18 hole course at Dunkeld. Blairgowrie is within easy driving distance of skiing at Glenshee, the Perthshire hills and the Angus Glens. Fishing is readily available on nearby rivers including the Ericht, Isla and Tay. There is primary and secondary schooling in Blairgowrie and private education is available at

Craigclowan, Glenalmond,
Strathallan, Kilgraston and
Dundee High School which are
all within about 25 miles. The
M90 at Perth links to Edinburgh
and the south while the A9 is
easily reached at Luncarty or at
Dunkeld. There are railway
stations at Perth, Dundee and
Dunkeld. Dundee Airport has
direct services to London
Stansted while Edinburgh
Airport has a wide range of
domestic and international
flights.

All distances and travel times are approximate.

Description

Kilchurn was constructed in 1976 to a standard and design that have stood the test of time. The house is both practical and versatile with a high quality of finish. The covered entrance opens to the reception hall which gives access to the main living accommodation at the west end of the house and to the two storey bedroom accommodation at the east end. The open plan dining kitchen has an AGA at its focal point and is a bright room, lit by a run of windows that overlook the driveway. There is also an electric cooker. Beside the kitchen is a larder, utility room and access to a useful back yard with fuel stores.







From the kitchen there is also direct access to the family room, with wooden floors, which could also make a lovely formal dining room. It has sliding doors to the sitting room and when opened up the two rooms make a terrific space for entertaining. The sitting room has a door to the terrace and an open fireplace which is set into an exposed stone wall. Both rooms have glazed doors to the south facing garden and terrace. There is also a study and a cloakroom / W.C. on the ground floor.The bedrooms at Kilchurn are located at the east end of the house. Two double bedrooms and a bathroom are on the ground floor and two further double bedrooms share a bathroom on the first floor. All the bedrooms are well proportioned with built in wardrobes and lovely views over the garden.

Outside

Kilchurn is approached by a private driveway which leads to a turning circle at the front of the house. To the rear of the house is a south facing terrace and an extensive lawn which stretches down to the golf course. Mature trees, shrubs and hedging give the garden excellent privacy.

Outbuildings

Fuel stores Garden store Double garage

Directions

On approaching Blairgowrie on the A93 from Perth and the south, turn right into Golf Course Road. The entrance to the private drive to Kilchurn is situated after about 250m on the right hand side.

GENERAL REMARKS Viewings

Strictly by appointment with Savills - 01738 477525.

Services

Mains water, gas and electricity. Private drainage. Gas fired central heating.

Local Authority & tax band

Perth and Kinross Council tax band G

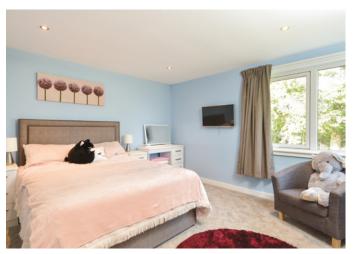
Fixtures & Fittings

The fitted carpets and light fittings are included in the sale.

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.









(Including Garage & Garden Store) **Total** 331.56 sq.m/3569 sq.ft

Savills Contact

Savills Edinburgh 0131 247 3738

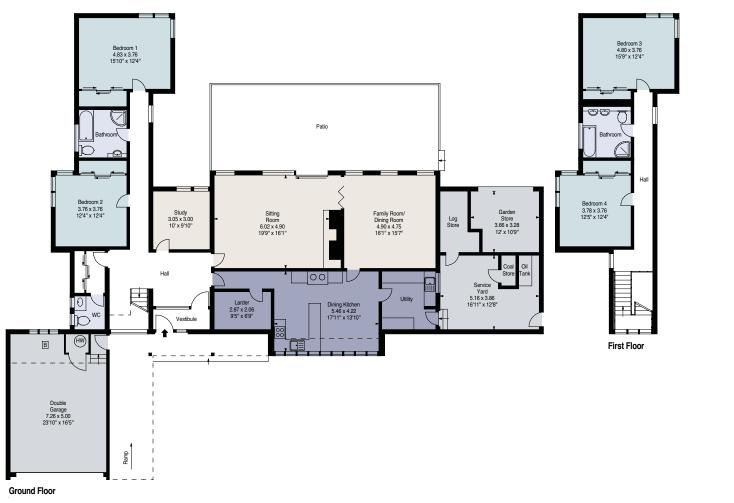
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