



# A superb modern home

Kilchurn, Golf Course Road, Blairgowrie, PH10 6LF

Freehold









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 Erich, 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.



**Kilchurn, Golf Course Road, Blairgowrie, PH10 6LF**

**Gross internal area (approx)**

(Including Garage & Garden Store)

**Total** 331.56 sq.m/3569 sq.ft



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