



MID-TERRACED COTTAGE
FASGADH, PERTH ROAD, GILMERTON, PH7 3LZ
Offers around £132,000



Mid-terraced, stone-built Cottage on two floors situated in the quiet hamlet of Gilmerton just 2 miles East of Crieff on the main road to Perth. The accommodation currently consists of two/three spacious Public Rooms, Kitchen and a Cloakroom on the ground floor with two Double Bedrooms, a Box Room and a separate Bathroom on the upper floor. All rooms facing South overlook the garden and enjoy splendid panoramic views across Strathearn to Gleneagles and the Ochils. Oil-fired Central Heating. The property is in need of some renovation and modernisation.

DIRECTIONS

From James Square in the centre of Crieff travel East towards Perth on the main A85. On entering Gilmerton, Fasgadh is in the second terrace of houses on the right hand side just before the bus stop.

BRIEF DETAILS OF THE ACCOMMODATION ARE AS FOLLOWS (all measurements are approximate):-

FRONT ENTRANCE

From the Perth Road, a wrought gate gives access to a flight of concrete steps leading down to a path and the front garden. Wooden front door opens into the HALL.

HALL

Staircase with balustrade leads to upstairs accommodation. Under stair alcove provides space for cloaks.

LOUNGE

16' (4.85m) x 11'4" (3.45m)

To the right off the HALL, the LOUNGE has a window to the North overlooking front garden. Brick surround with wooden mantle incorporate an electric fire on a slabbed hearth. Narrow shelved wall cupboard. Door to KITCHEN. Open arch to SITTING ROOM.

SITTING ROOM

11'3" (3.43m) x 7'7" (2.31m)

This wooden extension of the LOUNGE allows for enjoyment of the splendid panoramic view to the South courtesy of a large picture window which also provides good natural lighting. Door to REAR VESTIBULE.

REAR VESTIBULE

Wooden glazed door leading to flight of concrete steps and down to the rear Garden. Door to CLOAKROOM.

CLOAKROOM

White suite of WHB and WC.

KITCHEN

9'5" (2.87m) x 6'10" (2.31m)

Window facing South. The compact KITCHENETTE is fitted with wall and floor units. Tiled splash backs. Laminate worktop with stainless steel sink and drainer. Shelving. The Electric Cooker, Washing Machine and Fridge/Freezer are all **included** in the sale.

DINING ROOM

16' (4.85m) x 12'4" (3.75m)

Accessed off the HALL to the left, the spacious DINING ROOM has windows to the North and South. Narrow shelved wall cupboard.

UPSTAIRS

Staircase from HALL leads to upper landing and remaining accommodation.

BEDROOM 1

16' (4.85m) x 12'4" (3.75m)

To the right off the landing, the spacious Master BEDROOM has windows facing North and South. Door to BOXROOM

BOXROOM

8'10" (2.70m) x 5'6" (1.67m)

This useful space can be used as a dressing area or perhaps a nursery. Hatch to attic space which is partially floored for light storage. Window to South overlooking the rear garden.

BEDROOM 2

16' (4.85m) x 11'4" (3.45m)

To the left off the landing, this is another very generous double BEDROOM with windows both South and North. Cupboard with slatted shelves housing the lagged hot water tank.

BATHROOM

12'8" (3.86m) x 5'6" (1.68m)

Window to South. Family BATHROOM with white suite comprising Bath, WHB and WC. Wood panelling. Other usual fittings.

OUTSIDE

The front garden is gravelled with borders stocked with small shrubs and roses. PVC oil storage tank. Wooden door to integral passage way which leads from front to rear and houses the Worcester boiler. Space for storage. The rear garden is mainly in lawn with attractive trees and shrubs. A mixture of hedging, timber fencing and a section of stone wall make up the boundaries. The wooden SHED for storage of garden equipment, etc. is included in the sale.

GENERAL

The property benefits from mains connections to water, electricity and telephone.

The property is fitted with hot water panel radiators throughout.

Windows within the property are timber sash - case or timber casement design.

All fitted carpets; all curtains and blinds; the light fittings throughout; and the white goods as specified in the Kitchen are **included** in the sale.

COUNCIL TAX

The property has been placed in **Band D**.

ENERGY EFFICIENCY

EPC = E.

ENTRY

By arrangement.

VIEWING

Strictly through the Selling Solicitors.

PRICE

Offers around £132,000 are invited.

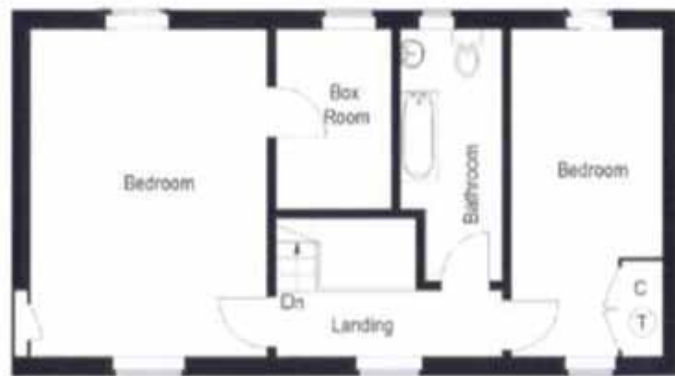
IMPORTANT NOTES

1. The foregoing Particulars are believed to be correct but their accuracy is not warranted. They do not form part of a contract.
2. Intending purchasers should intimate their interest to the selling agents following inspection. While every reasonable effort will be made to do so, it cannot be guaranteed that notice of any closing date for offers will be advised and consequently the property may be sold without notice.
3. No responsibility is accepted for any costs incurred by intending purchasers in inspecting any property or having it surveyed or otherwise incurred in pursuing their interest in a property.
4. Interested parties should be aware that lending institutions and others may require a separate or more up to date Survey Report than the one incorporated in the Home Report. It will fall to the potential purchaser to acquire and meet the cost any such Survey Report.

If you do not have a solicitor and feel that we could be of assistance to you in the sale of your property we would be pleased to offer our services. For friendly advice on the selling process and to organise a presale valuation, please contact our Property Manager, Joanne Allan on 01764 652224.



Ground Floor



First Floor



GRAHAM & FINLAYSON
SOLICITORS AND ESTATE AGENTS

FOUNDED 1885

PARTNERS:- Robert B. A. Bolton LL. B., W.S., N.P. David J. Smart LL.B. (Hons), N.P.
29 Comrie Street, Crieff PH7 4BD Tel: 01764 652224 Fax: 01764 653999

LP: 2 Crieff Email: mail@gandfsols.co.uk Web: www.gandfsols.co.uk



Perthshire Solicitors
Property Centre

SPC SCOTLAND
spcscotland.co.uk