

BALLANTYNES

SURVEYORS & ESTATE AGENTS



CARMICHAEL CROFT,

FORGANDENNY ROAD,
BRIDGE OF EARN, PH2 9EZ

BRIDGE OF EARN 1.50 MILES PERTH 6 MILES

AUCHTERARDER 12 MILES

A CHARMING COTTAGE IN A SEMI RURAL
LOCATION WITH A WONDERFUL SUNNY
OUTLOOK

**ACCOMMODATION OVER ABOUT 957 SQ FT
COMPRISES:**

SITTING ROOM, FAMILY KITCHEN/DINING ROOM,
2 DOUBLE BEDROOMS, BATHROOM, SUN ROOM,
POTTING SHED AND GARAGE

EPC RATING F



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Carmichael Croft

FORGANDENNY ROAD, BRIDGE OF EARN

DESCRIPTION

This detached stone built cottage offers accommodation of some character and charm. Situated in a semi-rural location, the property is approximately one and a half miles to the village of Bridge of Earn, a popular community which has many excellent facilities. The village is well served with a range of shops including a convenience store and post office. There are excellent nursery and primary schools and a bus service transports older students to secondary schools in Perth. For the sports enthusiast there is an active Bowling Club and Tennis Club. The close proximity of the M90 motorway is an added amenity for those who commute throughout the Central Belt.

The property offers traditional cottage style accommodation with the rear to the public road, and accordingly, the front of the Cottage takes full advantage of the fine southerly outlook over the extensive garden grounds and open fields beyond.

The cottage benefits from a bright sun room with 2 porches, however a degree of modernisation throughout is required.

DIRECTIONS

Travelling through Bridge of Earn from Perth, take the turning on the right immediately after the Primary School signposted Forgandenny. Travel out of the village towards Forgandenny for about 1 mile and Carmichael Croft is on the left opposite the Lodge House at the entrance to Dunbarney Estate

ACCOMMODATION

Front Door (S) 1.414m x 1.986m opens into the bright entrance porch with a tiled floor and a studded door leading to the hall.

Hallway (S) 5.716m x 2.115m An L-shaped carpeted hallway with window allowing natural light. Cloaks cupboard housing electricity meters. Dimplex slimline storage heater & telephone point.

Sitting Room (S) 3.518m x 4.854m A comfortably proportioned room with stone feature fireplace and hearth. Two storage heaters, wall lights, telephone point, and 6 power points. Double glazed patio doors lead to the sunroom

Sunroom (S) 5.711m x 1.983m A sizable sunroom with wooden flooring. The sunroom enjoys a beautiful uninterrupted southerly outlook over the gardens and open fields beyond. Venetian blinds, wall lights and 4 power points

Kitchen/Dining Room (S & N) 4.503m x 3.032m The kitchen is presently fitted with wall and base units with formica worktop, space for a free standing cooker. A double glazed window with deep display sill looks to the front of the property and is fitted with an extractor fan. Shelved storage cupboard housing the hot water tank. A double exterior door leads from the kitchen to a small porch off which there is a door leading to the garden. Deep shelved storage cupboard.

Bathroom (N) 2.284m x 1.897m A well proportioned room with suite in white comprising bath with Mira Zest shower over, W.C., wash hand basin, heated towel rail and fully tiled shower area & extractor fan.

Double Bedroom 2 (N) 3.103m x 3.355m A good sized second room. Tiled fireplace with wooden mantle and surround, Television point & 2 power points

Master Bedroom (S & E) 4.497m x 3.322m A generous sized double room with 2 large double wardrobes with sliding doors, hanging rails and overhead storage cupboards. In addition, there are fitted drawers, storage heater, telephone point and 2 power points

Attic

There is an extensive atttice area providing useful additional storage space.

OUTSIDE

The extensive garden grounds are largely situated to the front of the property. There is a large bed of mature shrubs and plants with a paved path and fruit trees. A smaller grassed area adjacent to the garage is screened by hedging, where the septic tank is located.

A Garage is attached to the west end of the property with light and power and incorporates a cellar area with access door leading to the front of the property.

Potting shed

With shelving and power. Outside water tap

SERVICES

The property is served by mains electricity, mains water and has its own Septic Tank. There are off-peak electric storage heaters throughout the Cottage. Sky and Broadband are available.

COUNCIL TAX

At present the Cottage is in Band C for Council Tax purposes.

FIXTURES & FITTINGS

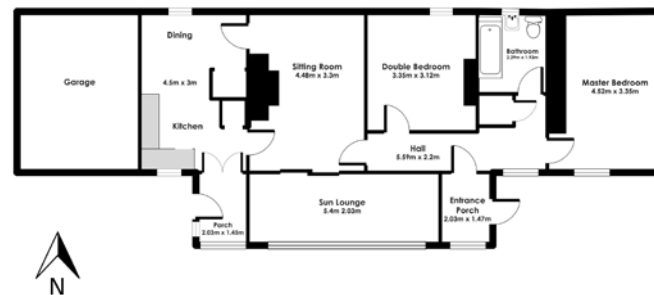
Included with the Cottage are all fitted carpets and floor coverings

RIGHT OF ACCESS

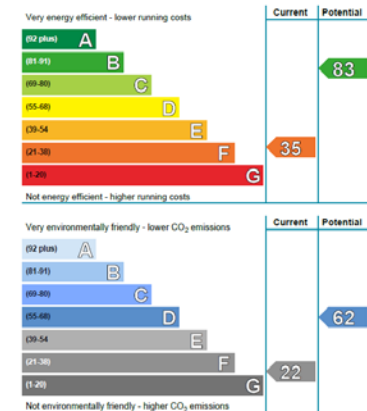
The cottage has the benefit of a right of access along the full length of the access track that borders the east side of the garden which means vehicular access can be gained to the bottom of the garden if required.

VIEWING

Viewing is strictly by appointment only by contacting the Sole Selling Agents, Ballantynes, Perth Office Tel: 01738 441825



Carmichael Croft, Forgandenny Road, Bridge of Earn



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