

Cherry Tree Cottage

Easter Bleaton, Bridge of Cally, Blairgowrie, PH10 7LJ

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Introduction

Cherry Tree Cottage is in a beautiful rural setting but due to its current condition will require full redevelopment. The surrounding grounds, of about two acres, enjoy views over the countryside and to the hills beyond.



The main entrance to Cherry Tree Cottage opens into the kitchen which has a range of base units and ample space for a breakfast table and chairs.

The generously proportioned living room has windows on two elevations, allowing plenty of natural light and taking in the far reaching views towards the surrounding hills. From the living room, a door leads through to a useful utility room, complete with a sink and WC.

There are four bedrooms with the master bedroom having an ensuite shower room. Completing the accommodation is a family bathroom with a window overlooking the side garden and the countryside beyond.









Outside
The garden grounds extend to just under two acres and are mainly laid to lawn, with a wide variety of specimen trees scattered throughout the grounds.

General Remarks
Owing to its Colt construction and present condition, it is anticipated that the eventual purchaser will require to be a cash buyer.

























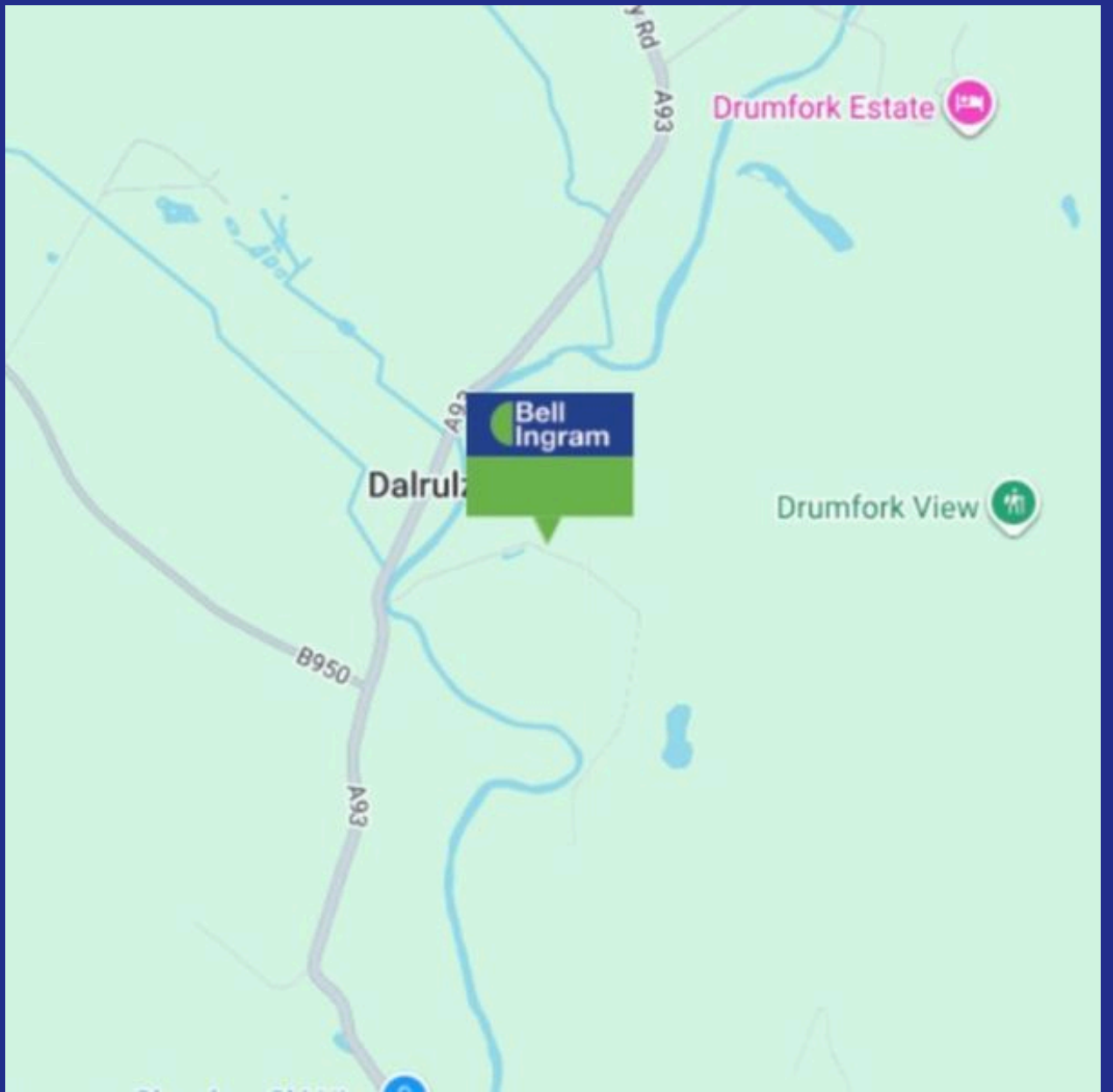
Location

Cherry Tree Cottage is situated just north of Bridge of Cally and about 9 miles south of Spittal of Glenshee. Despite its idyllic setting, Blairgowrie is only 10 miles away, offering major supermarkets, independent shops, restaurants, medical facilities and a cottage hospital. Perth provides a wider range of amenities, including high street shopping, cultural attractions and leisure facilities. Bridge of Cally itself benefits from a village shop, post office and hotel.

Primary schooling is available at Kirkmichael, with secondary education in Blairgowrie. Private schools in the area include Craigclowan, Ardvreck, Glenalmond, Strathallan and Kilgraston.

The property is ideally located for outdoor pursuits. The surrounding Perthshire hills and Angus Glens are popular with walkers, while the Cateran Trail passes close by. Glenshee Ski Centre is only 12 miles to the north, with Braemar and Royal Deeside a short distance beyond.

Golf courses at Blairgowrie, Alyth, Pitlochry and Dalmunzie are all easily accessible. The area also offers excellent opportunities for country sports, including stalking, shooting and fishing.
Perth is readily accessible via Blairgowrie, while the A9 at Pitlochry provides links north and south. Rail services are available from Pitlochry, Perth and Dundee, and airports at Dundee, Edinburgh and Aberdeen offer domestic and international connections.



Plans

1,498 sqft (139.2 sqm)



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GROSS INTERNAL AREA
TOTAL: 1498 sq.ft, 139.2 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Details

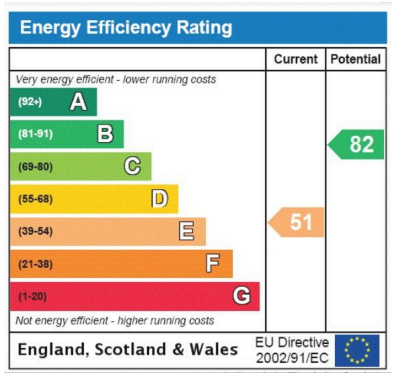
Local Authority
Perth & Kinross Council

Council Tax
Band = B

Tenure
Freehold

EPC
EPC Rating = E

Cherry Tree Cottage



Services & Additional Information

Directions

From Perth take the A93 to Blairgowrie. Drive through Blairgowrie heading east and shortly after crossing the river Ericht turn left onto the A93 signposted to Glenshee and Braemar. Follow the road for about 5 miles until reaching Bridge of Cally. Drive through the village heading north towards Glenshee and after about 4.75 miles (having just passed the junction with the B950), take the next turning on the right signposted Easter Bleaton. Follow the road round for 500 m and Cherry Tree Cottage is on the right hand side.

For viewers using the 'what3words' app, the entrance to the track is at ///normal.risky.mallets

Services:

Mains electricity, oil fired central heating, private water supply and private drainage to a shared septic tank.

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Offers Over £110,000



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