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Highfield, Newton Terrace, Blairgowrie, Perthshire PH10 6HD

Offers Around £399,950

- Beautiful, Luxury Detached Villa
- Tranquil Residential Area
- Immaculate Condition
- Snug or Family Room
- Elegant Dining Room
- Finished to Highest Standard
- Garage & Workshop
- Adjacent to Open Countryside
- EPC Rating - "D"
- 20 Minutes to Dundee & Perth
- 4 - 5 Double Bedrooms
- En Suite Master Bedroom
- Quality Sun Room Extension
- Modern Fitted Kitchen
- Utility Room & Guest WC
- Secluded Private Gardens
- Lovely Views
- GCH & Double Glazing
- 5 Minutes from Town Centre
- Close to Schools & Shops

Viewing By Appointment:

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DESCRIPTION: This elegant and substantial, stone built villa sits on an elevated position in a quiet suburb overlooking Blairgowrie and the Strathmore valley beyond. The property has recently been extended and upgraded to the highest standard, has many of the original features and is in immaculate condition throughout. On the ground floor is a spacious lounge which opens into a solidly built sun room with lovely views south. Across the hallway is a dining room, a family room or 5th bedroom, modern fitted kitchen with utility room and a guest WC. A beautiful and ornate staircase leads upstairs to 4 double bedrooms, (1 en suite) a family bathroom with shower and large floored attic. The house is bright, spacious and easy to maintain, has gas central heating and is double glazed. Outside are extensive private gardens, a garage with large workshop and garden sheds.



VESTIBULE & HALLWAY: Secure, timber double doors open into a vestibule with the original tiled floor and space for outdoor clothes. A half glazed door opens into the hallway which has high quality, Tegola laminate flooring. All doors have been stripped back to their original wood and under the elegant staircase is a WC with white suite.



LOUNGE & SUN ROOM: (9.5m x 4.4m) A stylish, classic room with ornate cornice, centre boss and window to the side. The original fireplace is cast iron with a tile surround and has a solid oak mantelpiece which sits on a slate plinth with brass rail. The lounge opens into a solidly built sun room extension which enjoys fine views over the gardens and the valley beyond. The sun room is lined with hardwood, has ceiling down lights and a fitted carpet runs through from the lounge.



DINING ROOM: (4.6m x 4.4m) Another classic room with ornate cornice, two press cupboards, original sanded floorboards and a large window overlooking the garden.

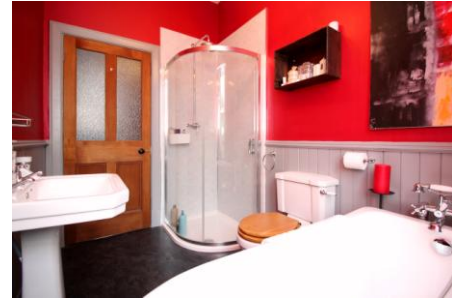
FAMILY ROOM OR BEDROOM: (3.4m x 3.5m) Called the "Snug", this versatile room could be a study, nursery or 5th bedroom. Here there is another open fireplace with timber mantle and slate plinth. The floor is sanded and window gives light from the back garden.



KITCHEN & UTILITY: (4.8m x 3.2m) Fitted with white painted timber wall and base units and laminate worktops. A Cuisine Master range cooker with 5 ring gas hob, warming plate and four electric ovens, sits beneath an extractor hood. Set in the worktop is a stainless steel sink beside which, is an integral dishwasher. There is also an integral microwave. The flooring consists of Tegola Urban tiles and there is plenty of space for a large family dining table beside the window. A door opens into a utility room where there are washer-dryers and fridge and freezer. Another door at the back, opens to a porch and then out via a secure UPVC door, to the back garden. Here there are more base units with sink and a door to the side opens to the boiler room with modern condensing boiler.



MASTER BEDROOM – EN SUITE: (4.5m x 3.8m) An elegant staircase with iron banister and timber rail leads up to a landing and the four bedrooms. All are spacious, have timber doors and fitted carpets. The master has an adjacent en suite (2.3m x 2.4m) with walk in shower enclosure and white suite.

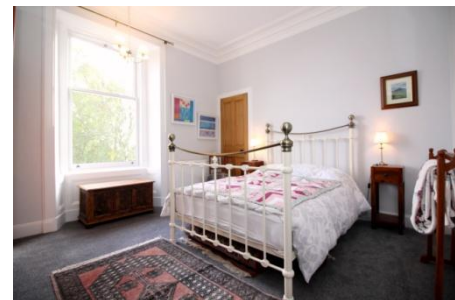


BEDROOM 2: (3.8m x 3.8m) A sunny, spacious south facing room with press cupboard. **BEDROOM 3:** (3.4m x 4.2m) With two corner windows overlooking the gardens. **BEDROOM 4:** (4m x 2.8m) To the rear and with an original fireplace.

FAMILY BATHROOM: (2.8m x 2m) With white suite, Tegola floor tiles and corner shower unit with curved glass enclosure.



GARDENS & EXTERIOR: The property sits on an elevated position where the large front garden slopes gently toward a small orchard. This garden comprises of a lawn and well maintained borders, all of which are enclosed by high stone walls, which make it quite secluded. In the south wall, a timber gate opens to a mono block path leading up to the house and open patio beside the sun room. To the side is a log storage area. The patio leads past the sun room, some stone steps to the garden and round to a side gate and the back garden. Here on the right, is a large timber shed with power. The rear garden is terraced with vegetable plots and flower beds. Steps from the rear porch lead up to the garage and workshop, both equipped with power and light. Here is another patio area overlooking the back porch. To the west side of the house is a garden store room and steps lead up to another gate in the wall and to Keay Street.



LOCATION: Newton Terrace traverses the hillside overlooking the town and valley below. This is a quiet and tranquil suburb but the town with all its shops and services is just a 5 minute walk. Nearby are many lovely walks and cycle routes including the Ardblair Trail which passes nearby. Blairgowrie is a busy market town, popular with visitors and locals alike coming to enjoy the many sporting activities, particularly golf, fishing, skiing and hill walking. Perth and Dundee Cities are just 20 minutes drive away and Edinburgh approx 1 hour.



DIRECTIONS: From the Perth Road turn into Newton Street, then third right onto Newton Terrace. Highfield is on the corner of Keay Street and entry is via the blue gate. Alternatively, please follow the link on our website.

Viewing by appointment only through Adams Property:

These particulars are intended to give a fair description to assist proposed purchasers when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever. All measurements stated herein are approximate. Buyers should obtain verification of information contained herein from their solicitor and/or surveyor.



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