



East and West Quarry Cottages

Ardormie, Alyth, Perthshire

Two charming semi-detached two bedroom cottages in a scenic rural setting within easy reach of local amenities.

East and West Quarry Cottages are attached stone-built properties, each offering almost 1,000 sq. ft. of light-filled accommodation arranged over two floors.



2 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



OUTSIDE



GARDEN



FREEHOLD



RURAL



2,005 SQ FT



O/O £380,000

The property

East and West Quarry Cottages are attached stone-built properties, each offering almost 1,000 sq. ft. of light-filled accommodation arranged over two floors and, recently updated, offers the prospective purchaser an ideal opportunity to create fabulous combined or separate family or holiday accommodation in a truly stunning location.

In each cottage, the ground floor accommodation flows from a welcoming entrance hall and briefly comprises a large 19 ft. triple aspect drawing room with a feature stone open fireplace and a door to the rear terrace and a kitchen. On the first floor a landing with useful storage gives access to two bedrooms and a bathroom.

Outside

The cottages benefit from charming gardens to the front of the properties and a private parking area to the rear.



Location

The cottages are situated in an elevated position on a working farm above the Vale of Strathmore and near to the Bridge of Craigisla in rural Perthshire, surrounded by stunning scenery.

Nestled under the Hill of Alyth, just over seven miles northeast of Blairgowrie and less than 40 minutes' commute from both Perth and Dundee, is the charming town of Alyth. Intersected by a tranquil burn, the town offers a good range of day-to-day amenities including supermarkets, a bakery, Post Office, health centre, cafés, pubs and takeaways and a popular primary school.

Alyth is a perfect location from which to enjoy outdoor pursuits, with numerous hiking trails, recreational destinations including Alyth Den and Bike Park, a bowling club and two local golf courses. Indoor leisure facilities can be found in the nearby town of Blairgowrie, which also offers a full range of amenities including independent shops, craft workshops, national retailers including Tesco, Sainsbury's and

Co-op, restaurants and public house.

Perth and Dundee offer more comprehensive retail, business and leisure facilities.

The area offers a wide range of state schools including Alyth Primary School in the village and Blairgowrie High School together with a good selection of noted independent schools including Craigclowan Prep, Glenalmond College, High School of Dundee and Strathallan.

Distances

- Alyth 4 miles
- Blairgowrie 10 miles
- Perth 25 miles
- Dundee 20 miles

Nearby Stations

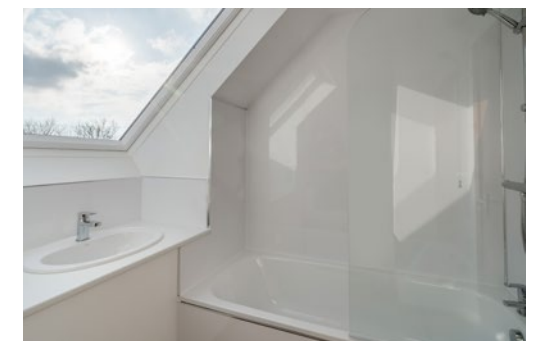
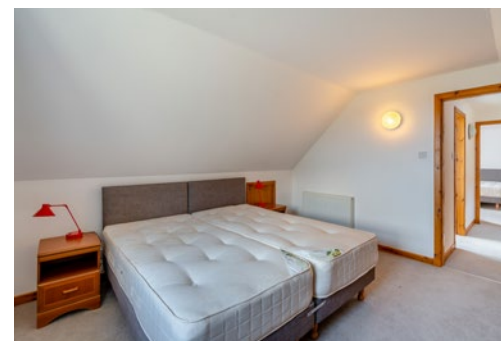
- Invergowrie 13 miles
- Dunkeld and Birnam 14 miles
- Dundee 20 miles
- Perth 25 miles

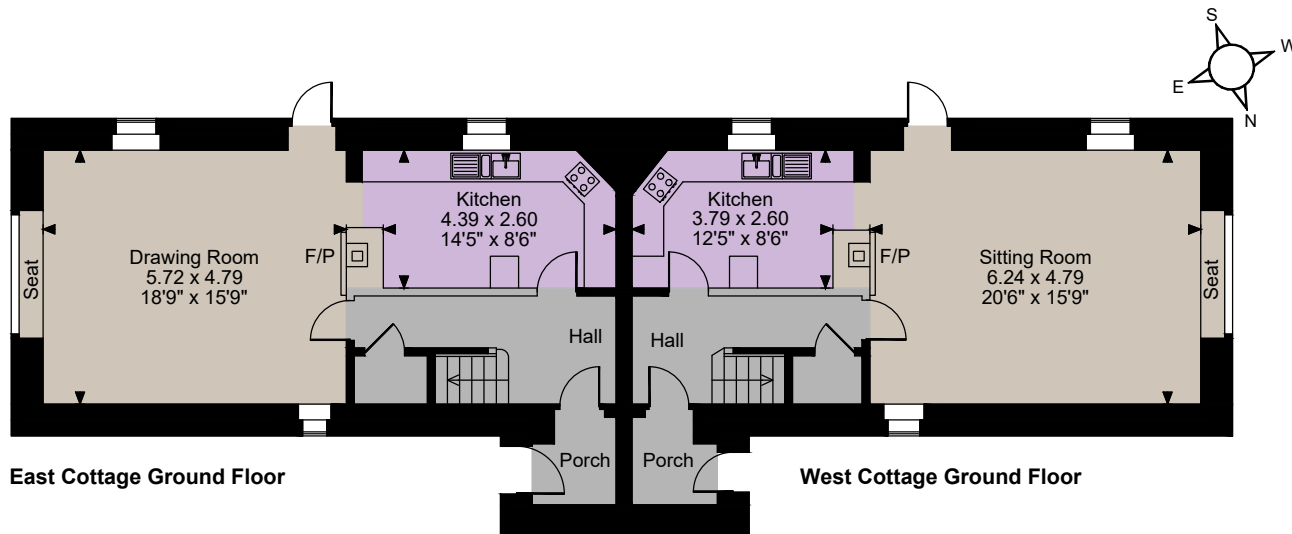
Key Locations

- Angus Glens
- The Catheran Trail
- Strathmore Golf Centre
- Alyth Golf Club
- Glenshee Mountain Sports

Nearby Schools

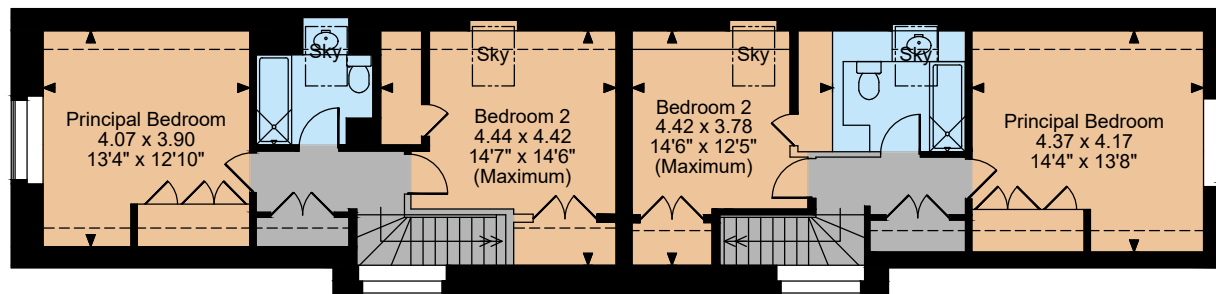
- Alyth Primary School
- Blairgowrie Primary School
- Blairgowrie High School
- Craigclowan
- Glenalmond College
- High School of Dundee
- Strathallan





East Cottage Ground Floor

West Cottage Ground Floor



East Cottage First Floor

West Cottage First Floor

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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Floorplans

East Cottage internal area 1,003 sq ft (93 sq m)

West Cottage internal area 1,002 sq ft (93 sq m)

Total internal area 2,005 sq ft (186 sq m)

For identification purposes only.

Directions

Post Code: PH11 8HL

What3Words: ///sweetly.worker.pokes

General

Local Authority: Perth & Kinross Council – 01738 475000

Services: Water – private, Electricity – mains, Drainage – private, Heating – oil fired,

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Both cottages are Band B

EPC Rating: East Quarry Cottage Band D
West Quarry Cottage Band D

Fixtures and Fittings: Available by separate negotiation.

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Right of Access: The property will benefit from a right of access over the driveway/track. Maintenance will be according to user. Access will be granted to allow maintenance to the septic tank which is located in the field to the east.

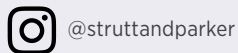
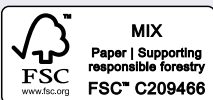
Perth

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