



# Farmhouse Rossie, Forgandenny, Perthshire

Newly renovated farmhouse situated in an idyllic estate setting | S/G | OCH | No Pets | No Smokers | No Children | Unfurnished | Rent £750 pcm | Deposit £1500.00 | EPC Band E (41)

Perth about 7 miles. Dundee about 28 miles. St Andrews about 33 miles. Edinburgh about 45 miles.

Ground Floor: Entrance Porch | Sitting room | Dining hall with open fire adjacent to Kitchen with breakfast area | Utility Area | Shower Room | Study

First Floor: Double Bedroom | Dressing Room | Bathroom.

## The Property

The house offers a rare opportunity for a professional person/couple to rent a property on a private estate. Farmhouse Rossie is in a perfect countryside location just outside Forgandenny. The property benefits from being recently renovated throughout with a newly fitted kitchen, dining area and study on the ground floor. On the first floor is the master bedroom, dressing room and a beautifully updated bathroom. The property has a modern and yet country character.

## Situation

Farmhouse Rossie enjoys a tranquil setting with local amenities nearby in the small village of Forgandenny. There is a regular bus service from Perth to Forgandenny. Forgandenny is 45 miles from Edinburgh and one hour from Glasgow. There is a daily train service from Perth to all major cities in Scotland.

Forgandenny has a church, village hall, a primary school. The property is well placed for parents of children or those working in nearby Strathallan School, a boarding school of approximately 550 pupils and 70 staff, many of whom live in Forgandenny.

## Garden

Farmhouse Rossie offers a lovely garden area to the front and parking to the side for two vehicles.

## Directions

### Viewing By Appointment Only

From Perth take the A912 to Bridge of Earn. Upon reaching Bridge of Earn travel into the middle of the village and turn right onto the B935 signposted for Forgandenny. On reaching Forgandenny and just before leaving the village (with the Village Hall on your left) turn right onto Station Road. After approx. 400m take the farm track on the left signposted 'Rossie Cottages'. Pass Rossie House on the left and turn right into the courtyard and Farmhouse Rossie sits on the left.

## Perth

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## General

Local Authority: Perth & Kinross Council - 01738 475000

### Services:

Water:	Mains
Drainage:	Private
Electricity:	Mains
Heating:	Oil Fired

Council Tax:	Band D
Postcode:	PH2 9EH

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