





## Denside, Keillor, Kettins

Blairgowrie, Perth And Kinross,  
PH13 9JU

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## Summary

Enjoying an idyllic situation just 30 minutes' drive from central Dundee, this charming, detached cottage has beautiful suntrap gardens within rural surroundings, promising unspoilt views as far as the eye can see. There is also a large driveway and double garage for outstanding private parking. On the ground level are two double bedrooms with good storage, a bathroom, an interconnected reception room and a conservatory (both facing southwest) and a well-appointed kitchen with a snug/breakfast area and adjoining utility room. Upstairs is a secluded principal suite with a dressing room, a study, and a shower room. Extras: The sale includes all fitted floor and window coverings, light fittings, and integrated appliances.

## Features

- Picturesque setting, close to Dundee
- Detached cottage on a sizeable plot
- Entrance vestibule and hall
- Generous multi-aspect living/dining room
- Multi-purpose conservatory
- Bright kitchen with snug/breakfast area and utility room
- Secluded principal suite with dressing room, study, and shower room
- Two further double bedrooms with storage
- Bathroom with shower-over-bath
- South-facing burnside gardens with two sheds and a summer house
- Driveway and detached double garage
- Biomass heating and double-glazing



“The welcoming interiors span two floors with stylish décor blending classic elegance and homely country charm.”



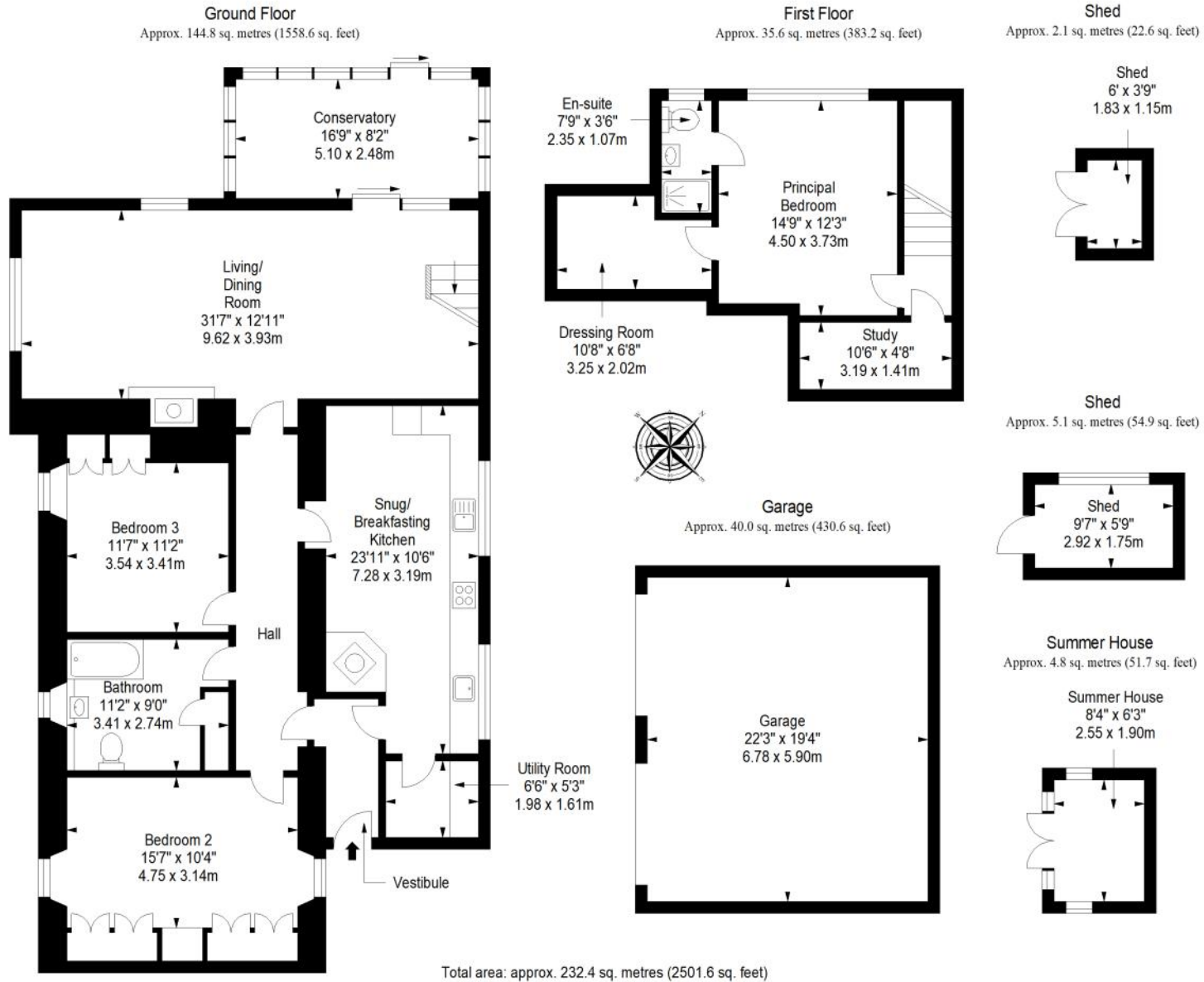




“The sunny, well-tended gardens enjoy panoramic vistas across a stunning rural landscape towards The Angus Glens and Cairngorms.”



# Floorplan



While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.



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