



The Retreat, Kettins, Blairgowrie

The Retreat is a traditional stone built detached cottage within the small rural hamlet of Kettins. A glance at the online floor plan can only illustrate the room layouts, therefore viewing is strongly recommended to fully appreciate the well-proportioned accommodation and the adaptable rooms providing up to 4 bedrooms if required.

There are many charming features throughout the property including open fires and double outlook windows. The property benefits from oil-fired central heating, double glazed windows and UPVC doors. Walk-in floored loft affording plenty of storage. Fitted carpets and blinds are included in the sale price.

Externally there is an extensive well-tended garden area mainly laid to lawn with well stocked flower and shrub beds. There is off road parking and a detached stone built double garage adjacent to the property and accessed via Newtyle Road.

Kettins is an ideal commuting location for Dundee, Blairgowrie, Coupar Angus and Perth and there is straightforward access to arterial roads. Kettins Primary School is within walking distance from The Retreat.

Directions

From Perth, follow the A94 to Coupar Angus, turn right into Dundee Road at the traffic lights and continue ahead for approximately 1 mile then turn left at the signposted route for Kettins. Continue through the village, over the bridge, then turn right into School Park. The property is located on the right hand side.

Traditional Stone Built Cottage

3/4 Bedrooms

Well-tended gardens

Double Garage/Workshop

Double glazed windows & doors

Oil-fired central heating

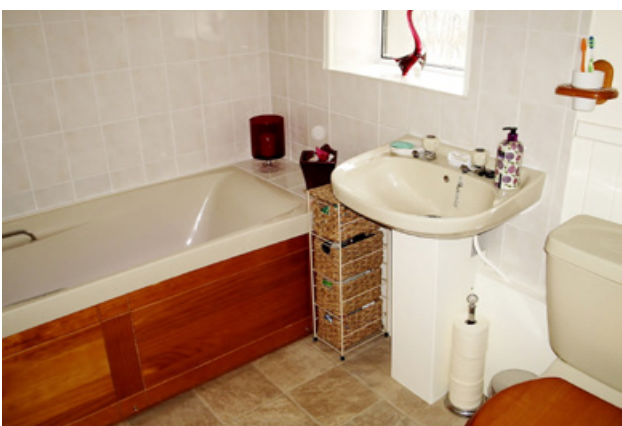
Rural location

Ideal commuting distance to Perth & Dundee

EPC Rating "F"



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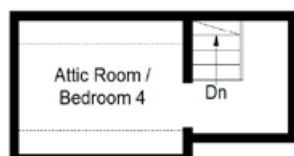


Room Dimensions

| | |
|-----------------|-------------|
| Hallway | 25'8 x 5'5 |
| Lounge | 15'8 x 14'0 |
| Dining Room | 15'7 x 12'0 |
| Inner Hall | 8'1 x 3'6 |
| Bathroom | 7'10 x 6'4 |
| Kitchen / Diner | 15'8 x 11'7 |
| Bedroom | 15'8 x 11'7 |
| Bedroom | 15'6 x 7'9 |
| Bedroom / Study | 11'11 x 7'5 |
| Upper Bedroom | 11'9 x 9'0 |
| Upper Landing | 9'0 x 5'4 |



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Illustrative only. Not to scale.

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Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information.

Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.

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