

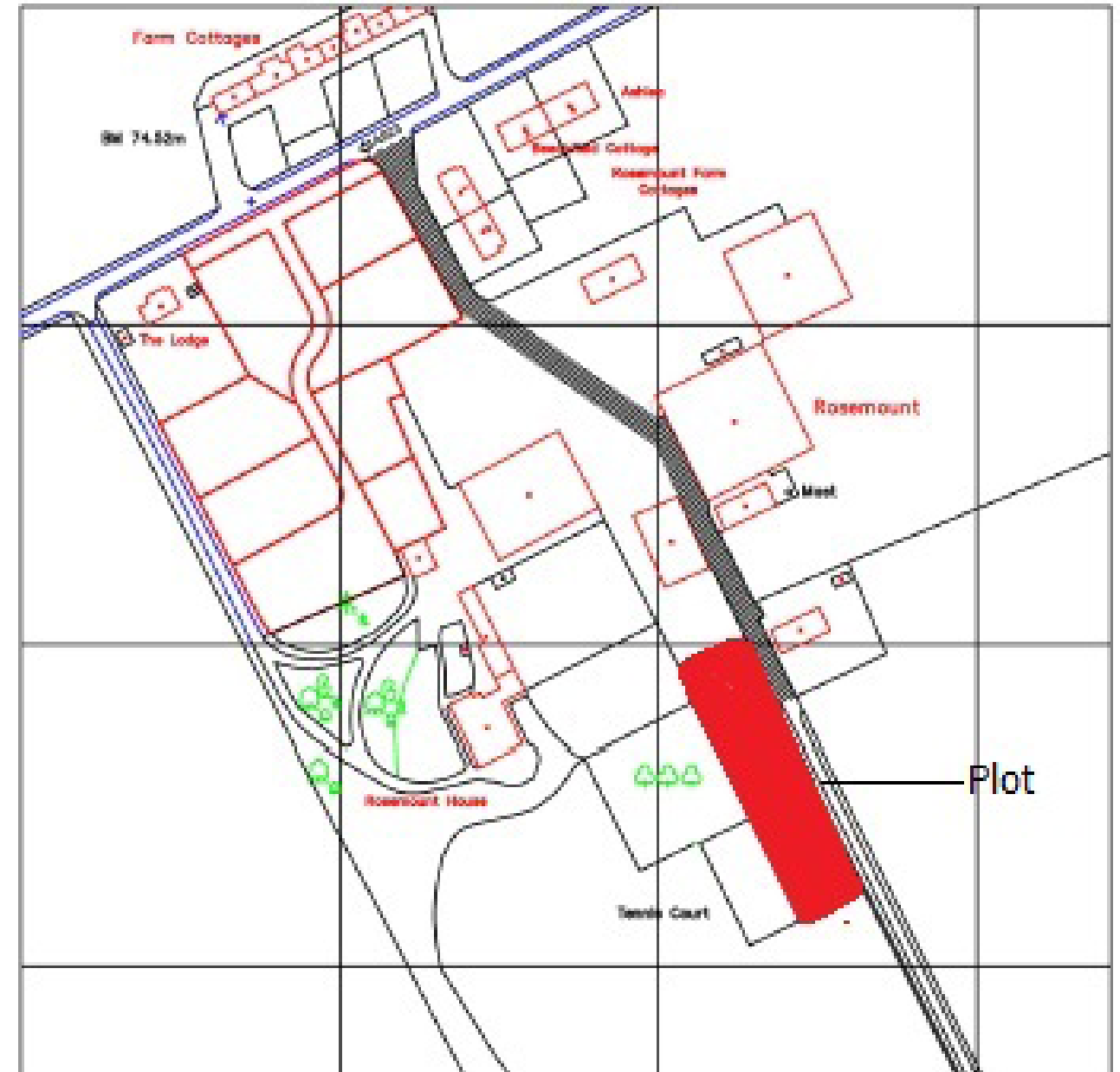


Orchard Plot, Rosemount, Blairgowrie, Perthshire, PH10 6LP

This is a sizable plot situated within the grounds of Rosemount House. There is currently planning permission in place for the erection of a dwellinghouse (in principle). Subject to the purchaser obtaining relevant permissions this would be an ideal plot for multiple dwellings. The site is accessed via Rosemount Farm and enjoys a reasonable degree of privacy as well as having a southerly outlook over the Vale of Strathmore. Services are close by the site and include mains electricity, mains water and drainage will be to a septic tank.

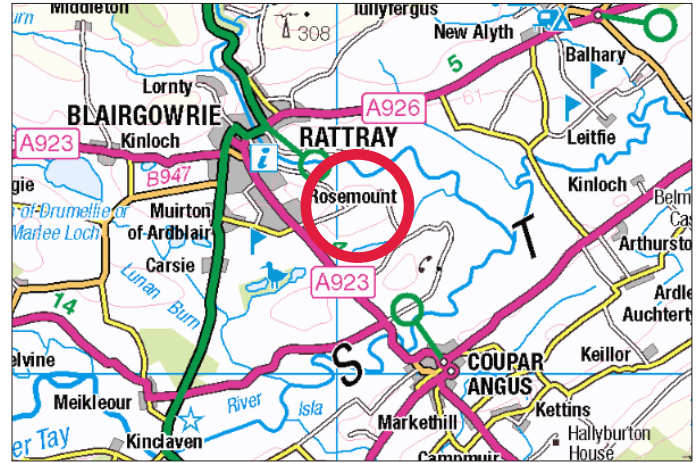
Blairgowrie is the nearest town approximately 3 miles from the site and provides a wide selection of shopping and business amenities as well as schools at both primary and secondary level. There is straightforward access onto arterial roads linking to the cities of Dundee 17 miles and Perth 16 miles. There are many recreational pursuits available in the surrounding area such as horse riding, hill walking, skiing cycling fishing and golf. Rosemount Golf Course is a long established and much sought after course and is within a reasonably short walking distance from the site.

- Rural setting
- Planning permission in principle for dwellinghouse
- .42 Acre (0.17HA) plot
- Close proximity to Rosemount Golf Course and amenities.
- Southerly views over the Vale of Strathmore
- Perth 16 miles
- Dundee 17 Miles
- Blairgowrie 3
- Potential for further development (subject to Planning consents)



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