

Pitnacree Cottage

PITNACREE STREET, ALYTH, BLAIRGOWRIE, PH11 8DY



EXQUISITE COTTAGE WITH
FOUR BEDROOMS



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A charming cottage oasis awaits you. Discover the epitome of village living in this exquisite four-bedroom cottage, meticulously extended to create a haven of elegant and spacious interiors. Located in a quaint village setting, this property offers the perfect balance of rural tranquillity and modern comfort, all framed by a beautifully landscaped garden. This cottage is a true gem that must be seen to be fully appreciated.

Enter through a welcoming entrance hall that sets the tone for the entire cottage. The ground floor boasts a spacious and inviting living room, graced by the warmth of a log-burning stove and brightened by French doors that open up to the garden. It's the ideal space for relaxation or entertainment.

The heart of the home, the kitchen, is a sight to behold. Modern and pristine, this space features a gleaming white kitchen with ample cupboards and worktop space, a gas hob, and an electric oven. It also incorporates a dining area and a convenient breakfast bar, creating a versatile and welcoming hub for all your culinary adventures.



The Lounge







The Kitchen





On this level, you'll find two generously sized bedrooms, each offering a tranquil sanctuary for rest and rejuvenation. A flexible study/bedroom provides the perfect space for remote work or guest accommodation. A thoughtfully designed shower room with WC adds to the convenience and practicality of the ground floor.







Climb the stairs to the first floor, where you'll discover two more bedrooms, each exuding their own unique charm. A well-appointed bathroom with WC completes the first floor, providing a serene space for relaxation and pampering.

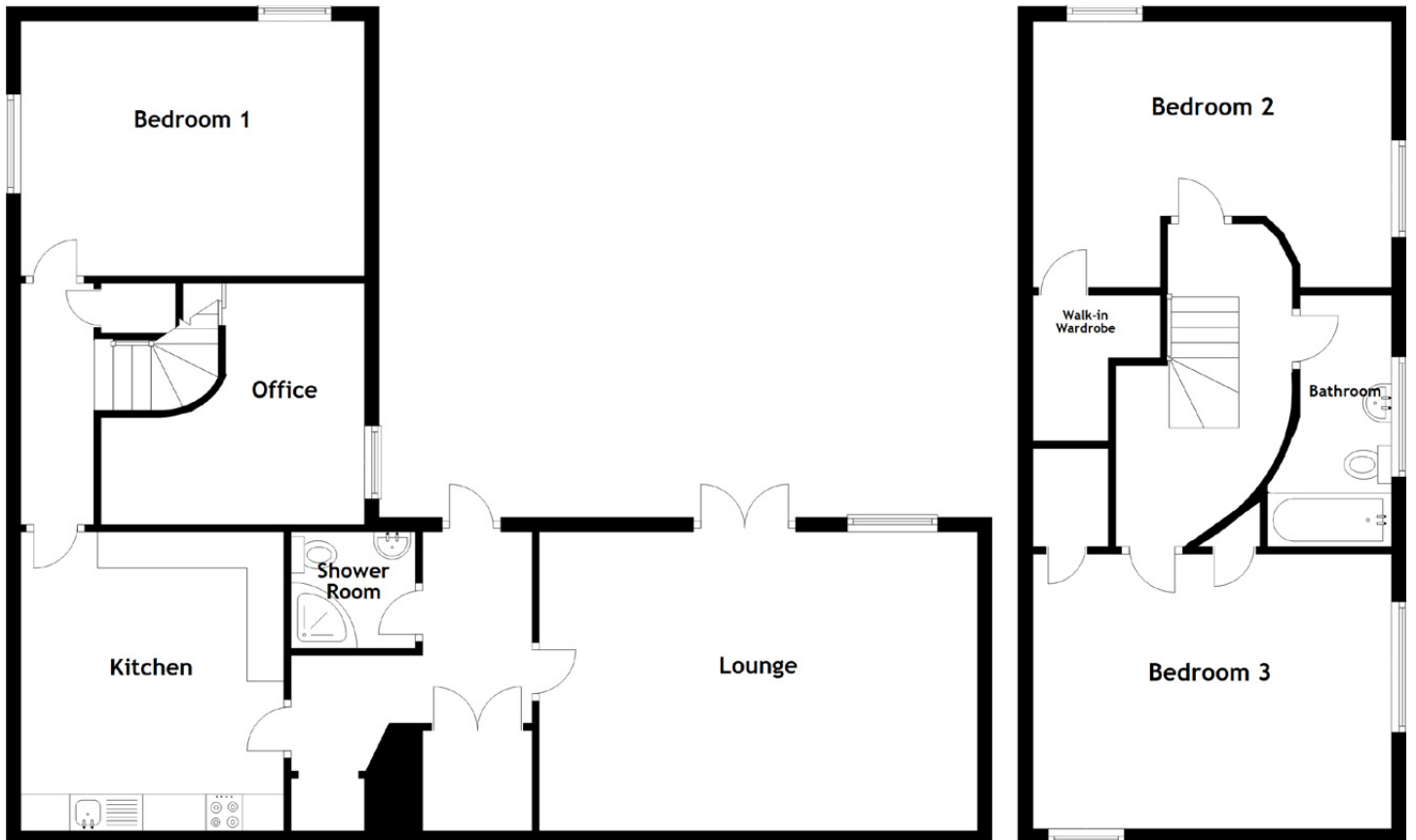




Bedroom 3







Approximate Dimensions
(Taken from the widest point)

Lounge	6.00m (19'8") x 4.10m (13'5")	Bathroom	3.30m (10'10") x 1.63m (5'4")
Kitchen	4.10m (13'5") x 3.60m (11'10")	Shower Room	1.70m (5'7") x 1.60m (5'3")
Bedroom 1	4.71m (15'5") x 3.50m (11'6")	Gross internal floor area (m ²):	132m ²
Bedroom 2	4.71m (15'5") x 2.56m (8'5")	EPC Rating:	D
Bedroom 3	4.71m (15'5") x 3.60m (11'10")		
Office	3.60m (11'10") x 3.30m (10'10")		



Step outside and revel in the beauty of the pretty and productive garden, an oasis for gardening enthusiasts or those who simply seek an enchanting outdoor space to enjoy. A gated drive adds to the property's appeal, offering secure parking and convenience.

In conclusion, this cottage is not just a house; it's a lifestyle. With its thoughtful extension, stylish interiors, and splendid garden, it's a true embodiment of country living at its finest. If you're seeking a property that harmoniously combines modern comfort with rural charm, this is the one. Schedule a viewing today and prepare to fall in love with the cottage that will become your forever home.

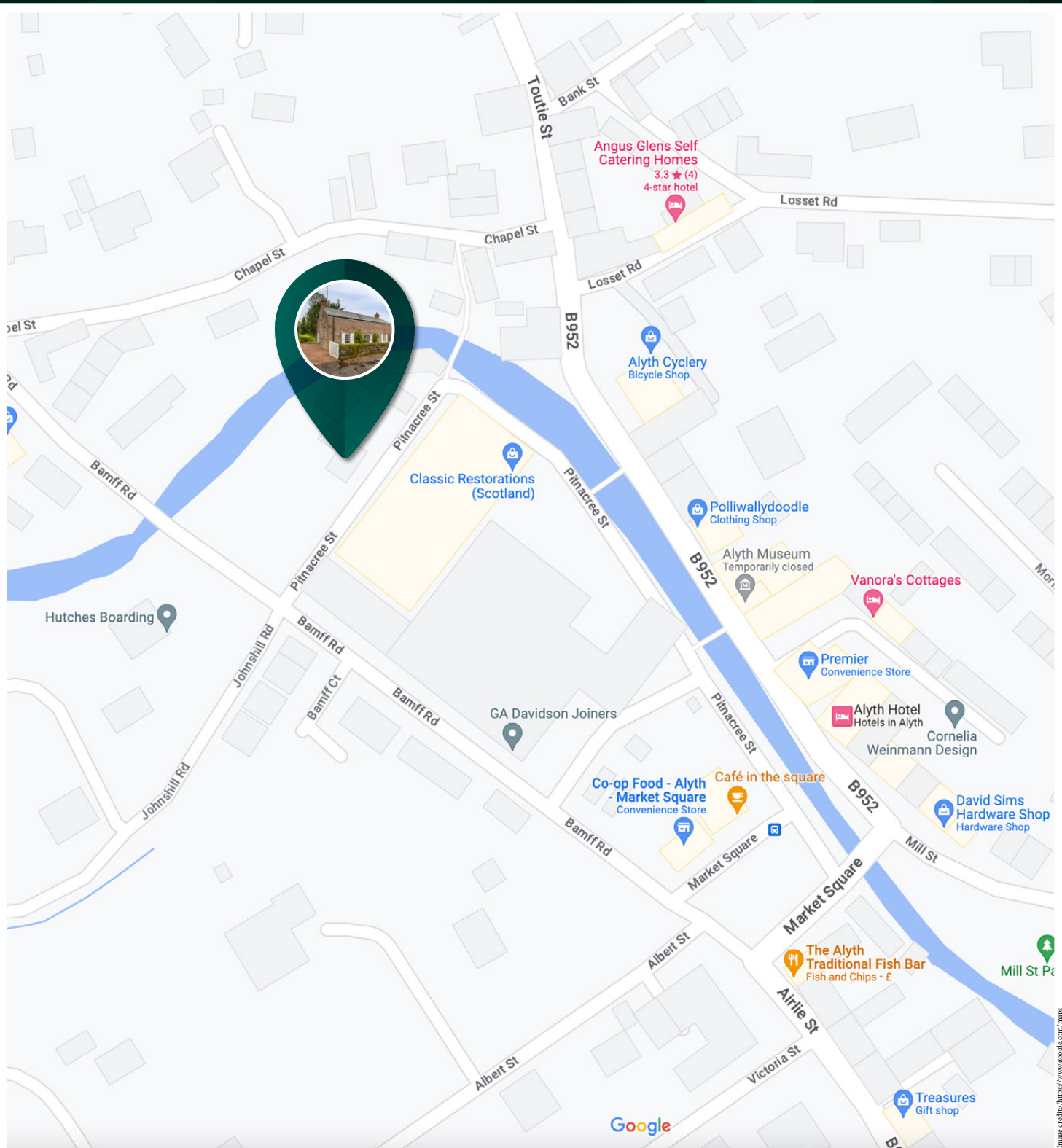




Since its origins as a very small village in northern Perthshire, Alyth has grown into a small county town, situated on the edge of heather-clad moorlands which stretch all the way to Braemar. Granted a charter by King James III in 1488, Alyth was raised to the rank of Burgh of Barony with the right to hold markets and fairs. The steady growth of this area means that the Queich (or Alyth Burn), with its several bridges, now runs through the centre of Alyth.

A golf club was established in Alyth in 1894. The original nine-hole course was designed by Old Tom Morris of St. Andrews and was modified and extended to eighteen holes by James Braid in 1934. A further two clubs have opened since, the Strathmore Golf Centre with an eighteen and a nine hole course and the Glenisla Club. A range of shops and facilities are found in the town with greater access to shopping, theatre and more can be found in either Dundee or Perth. Alyth provides good local services, including a primary school, health centre, Post Office, butcher and ironmonger. Further amenities can be found in the nearby town of Blairgowrie where the main feature and centerpiece is the Wellmeadow, a grassy area in the middle of town which hosts regular markets and outdoor entertainment.

The Location



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