

# Gateside Cottage

FORTEVIOT, PERTH, PH2 9BU



*SPACIOUS SEMI-RURAL COTTAGE  
WITH THREE BEDROOMS*



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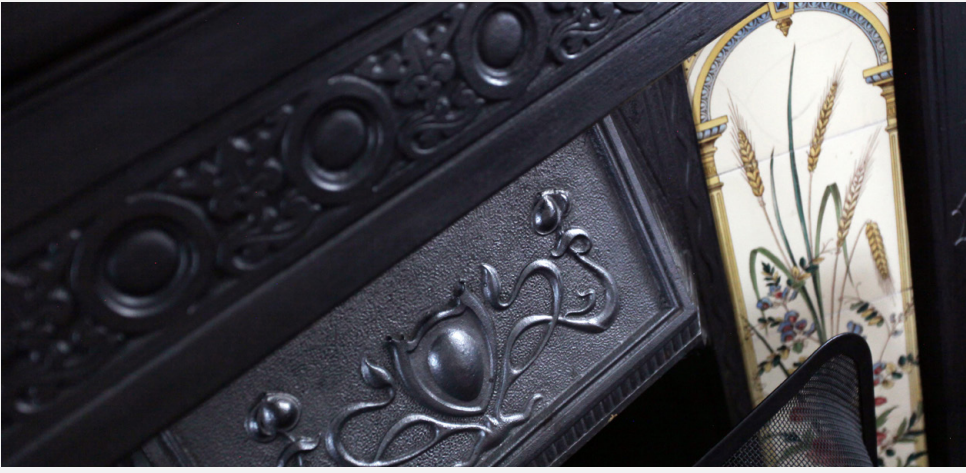
Part Exchange is available on this attractive family home offering three bedrooms, a conservatory and approximately two acres of paddock or garden ground, ideal for those looking to be self-sufficient. Gateside Cottage offers family-sized living with great outdoor space and views, all wrapped up in a semi-rural location. This cottage sits amid a small cluster of cottages, with an enclosed back garden and drive capable of holding several cars and there is a detached garage.

The lounge is elegant and spacious with a dual aspect to the front and back. The main feature of the lounge is the open fireplace. The dining kitchen opens to the conservatory where double doors open to the garden. There is a bathroom and a shower room.

## Gateside Cottage



# the lounge















**bedroom 1**







**bedroom 2**







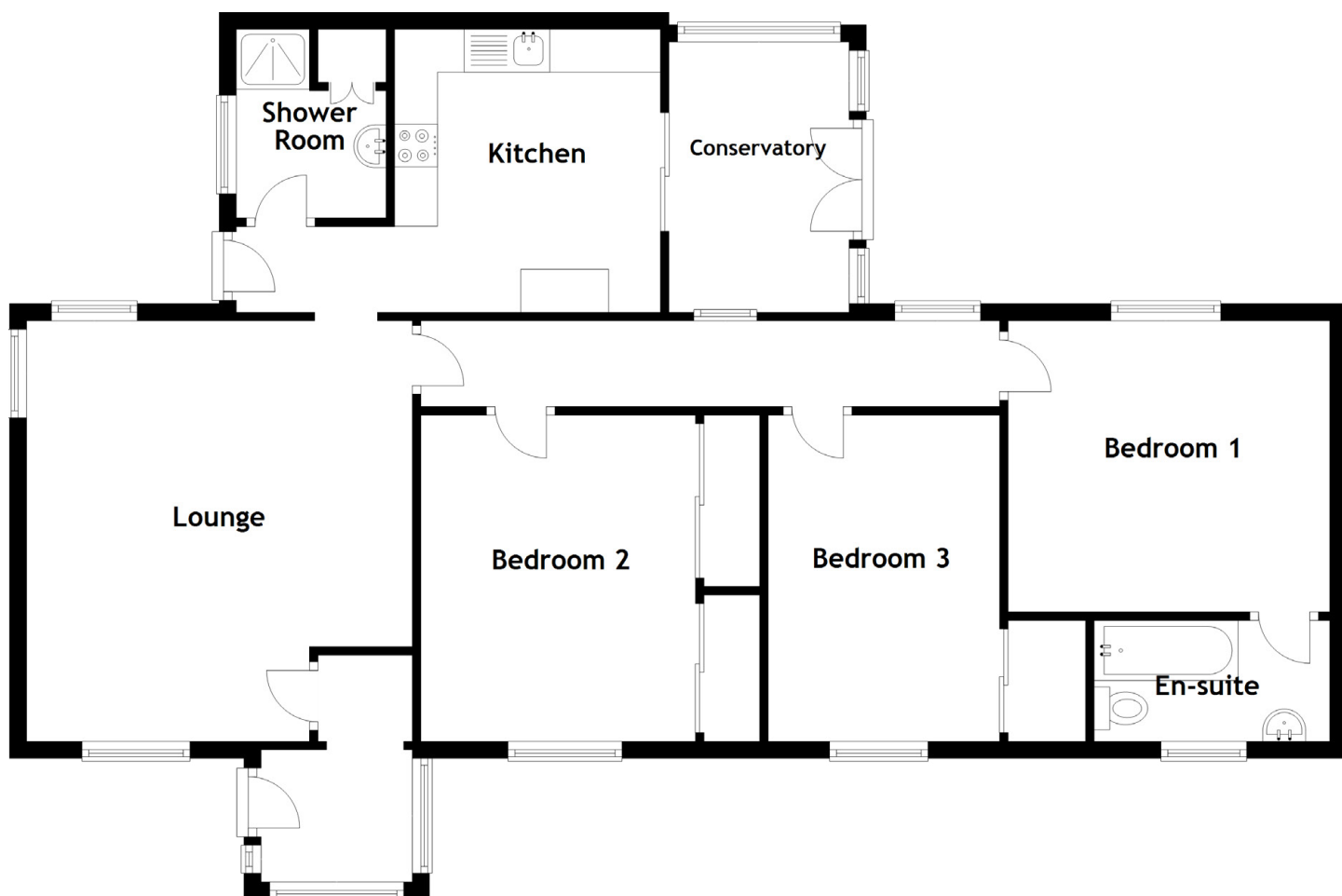
**bedroom 3**











#### Approximate Dimensions

(Taken from the widest point)

Lounge	4.90m (16'1") x 4.50m (14'9")
Kitchen	3.30m (10'10") x 3.10m (10'2")
Conservatory	3.15m (10'4") x 2.10m (6'11")
Bedroom 1	3.75m (12'4") x 3.40m (11'2")
Bedroom 2	3.80m (12'6") x 3.20m (10'6")
Bedroom 3	3.80m (12'6") x 2.70m (8'10")
Shower Room	2.20m (7'3") x 1.75m (5'9")
En-suite	2.75m (9') x 1.41m (4'7")

Gross internal floor area (m<sup>2</sup>): 96m<sup>2</sup>

EPC Rating: D





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## EXTERNALLY

The large drive leads to the garage and a rear garden. The paddock is adjacent and has a gated entrance from the Broad. Part of this paddock has been cultivated and offers raised beds, and two large wooden buildings, one of which would convert nicely to create a stable block, the other either a home office or tack room. Electricity and water are present. To cap it all there is a Paddock suitable for a pony.

The best bit? The hills are on the doorstep for weekend explorations or mountain cycles sorties or long walks with the dog.

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Gateside Cottage is a semi-rural idyll set approximately two and a half miles from Dunning. Forteviot is a collection of cottages and country houses in a delightful countryside location but close enough to Auchterarder, Gleneagles, and Perth for everyday supplies.

The area is steeped in history and plenty for the golfer with a number of courses nearby. Indeed the area is well served by excellent schooling including Graigclowan, Strathallan, Kilcraston and Dollar Accademy all within reasonable driving distance and Glenalmond College nearby.

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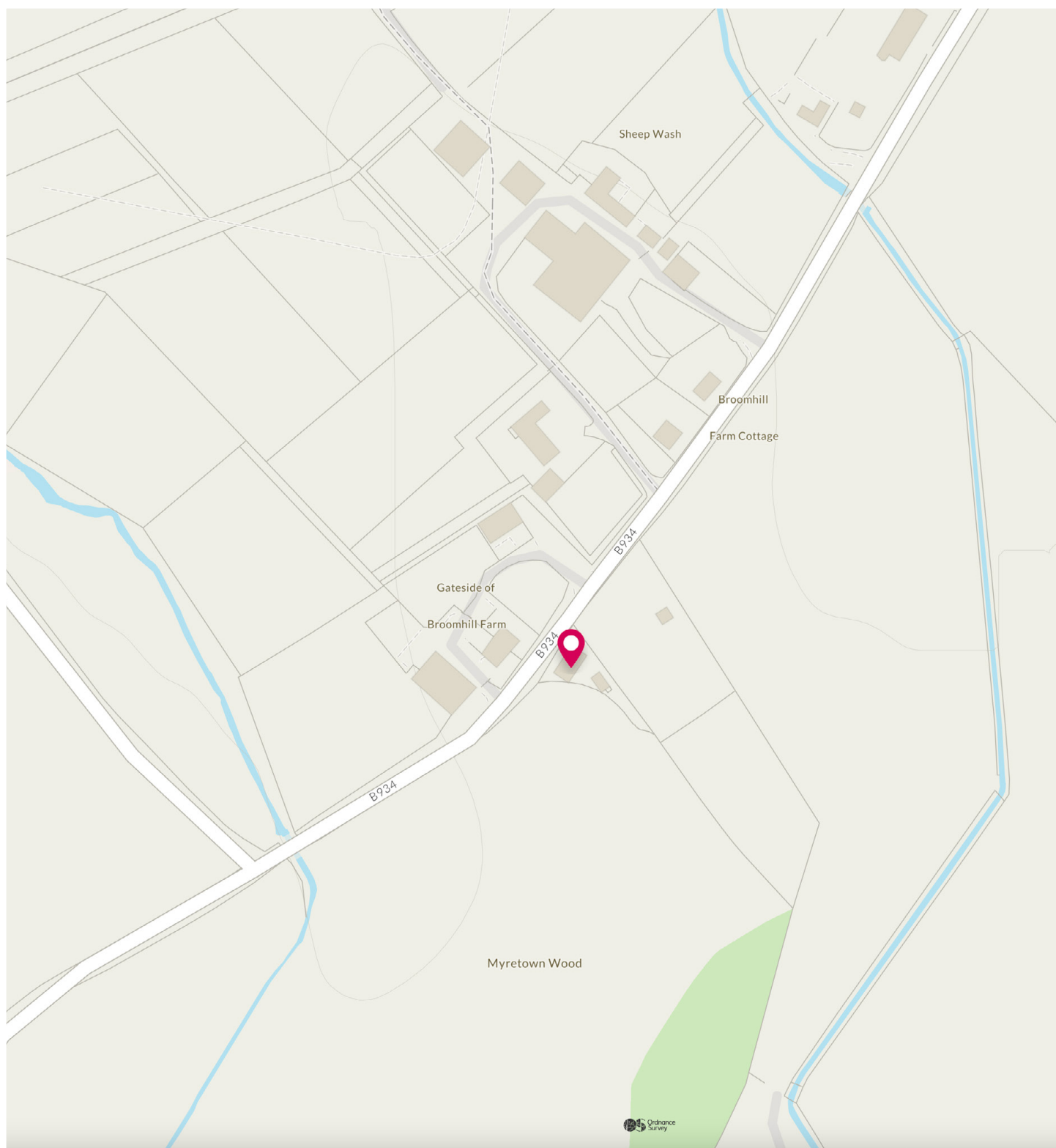


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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