

# Plot 3 Kintillo Road Bridge of Earn, PH2 9AW



# Currently under construction within a development of four detached bungalows.

## Conveniently located in the village of Bridge of Earn, with easy access to the motorway network

### Viewing

Strictly by appointment with Bell Ingram Perth office - 01738 621121.

### Directions

Leave the M90 motorway at junction 9 onto the A912 into Bridge of Earn. At the first small roundabout, leave at the first exit and then turn left. Kintillo Road is the next road on the right. Follow the road round until reaching Kintillo Village Store on the left, and access to the development is immediately after.

### Situation

Bridge of Earn is a small village on the south side of Perth, with local amenities including a small supermarket with Post Office, a bakery and three pubs. Although very close to Perth, Bridge of Earn has its own distinct community with a bowling green, tennis courts, village hall and a primary school.

Local schooling includes Perth Academy, Perth High School and Bertha Park school all situated in Perth. In terms of private schooling, Kilgraston, Strathallan and Craigclowan are all within four miles of Bridge of Earn.

Perth has a range of high street shops as well as professional and health services. It has numerous popular bars and restaurants as well as a concert hall, theatre, art gallery, museum and cinema. The town's leisure facilities also include the Perth Climbing Centre, The Willowgate Activity Centre, Perth Leisure pool, and two sports centres. There are local golf courses at the North Inch, Craigie Hill and Murrayshall, while Gleneagles and St Andrews are both within 35 miles. There is National Hunt racing at Scone

Palace, which also hosts The Scottish Game Fair.

For those who enjoy outdoor pursuits the rivers, hills and lochs of the Perthshire highlands and the Angus Glens are all within easy reach, while the ski slopes of Glenshee are about 40 miles north.

The village has easy access to the M90 motorway. Perth train station has regular services to Edinburgh, Glasgow, Dundee, Aberdeen, Inverness and London. Edinburgh Airport is about 40 miles away and there are direct flights from Dundee Airport to London City.

### Description

The grounds with Plot 3 extend to about 562 m<sup>2</sup> and the internal floor area is about 113 m<sup>2</sup> excluding the garage.

An entrance vestibule opens into the reception hall which has a shower room with WC and wash basin. To the left is the kitchen area with a large utility room off. The dining and seating area has a vaulted ceiling with Velux roof windows and the glazed gable wall opens out to the rear garden and patio. There are three double bedrooms with the master room having an en suite shower room with WC and wash basin.

There is a large single garage with powered door access and power and light.

**Please note that the main image accurately reflects the property in its situation, and the internal images are from a previous development and are illustrative only.**

### Specifications

Please note that some options are subject to change and details can be confirmed nearer to the date of completion.

### Internal

- Veneered solid oak doors
- White painted facings
- LED recessed downlighting
- Wardrobes in all bedrooms
- White sanitary ware and wet wall in the shower and bath areas
- Fitted flooring (except in the bedrooms)
- Central wiring hub for TV and satellite
- Wren kitchen and utility room to include electric oven and hob with extractor hood, dishwasher and fridge/freezer
- High levels of insulation

### External

- Part stone, render and cedar cladding
- Anthracite double glazed uPVC windows
- White timber fascia boards, black guttering and downpipes
- Slate roof
- External lighting and a water tap
- Pathways and rear patio
- Turfed gardens and borders ready for planting
- Fenced boundaries
- Garage with powered access and internal power and light

### Services

Mains electricity, water and drainage. Air source heating.

**Agents Note:** Please note that a party to this development project is an employee of Bell Ingram LLP.

### Deposit

A deposit of £7,500 will secure a plot until missives are concluded. The deposit will be non-returnable in the event of the purchasers failing to complete the sale for reasons not attributable to the seller or their agent. On completion of missives, a further 5% of the purchase price will become payable.

### Servitude rights, burdens and wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

### Offers

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection. Under the 5<sup>th</sup> Directive of the Money Laundering Regulations, effective from 10<sup>th</sup> January 2020, we are required to carry out anti-money laundering due diligence on the successful purchaser to allow completion of the sale.

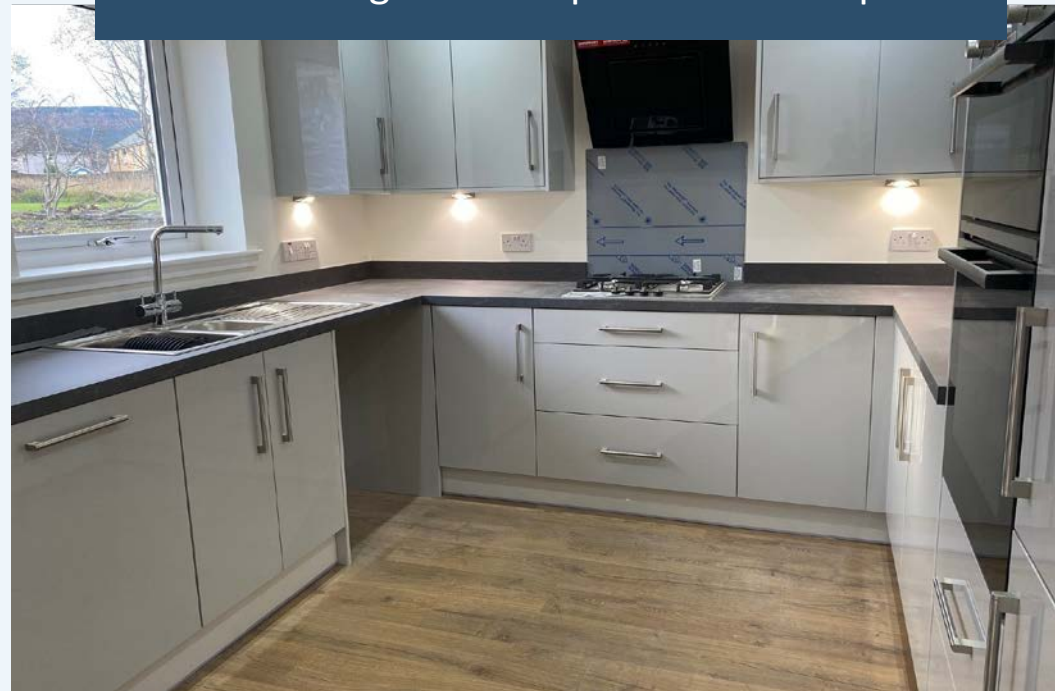
### Important Notice

Bell Ingram, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Purchasers must satisfy themselves by inspection or otherwise.



Illustrative images from a previous development

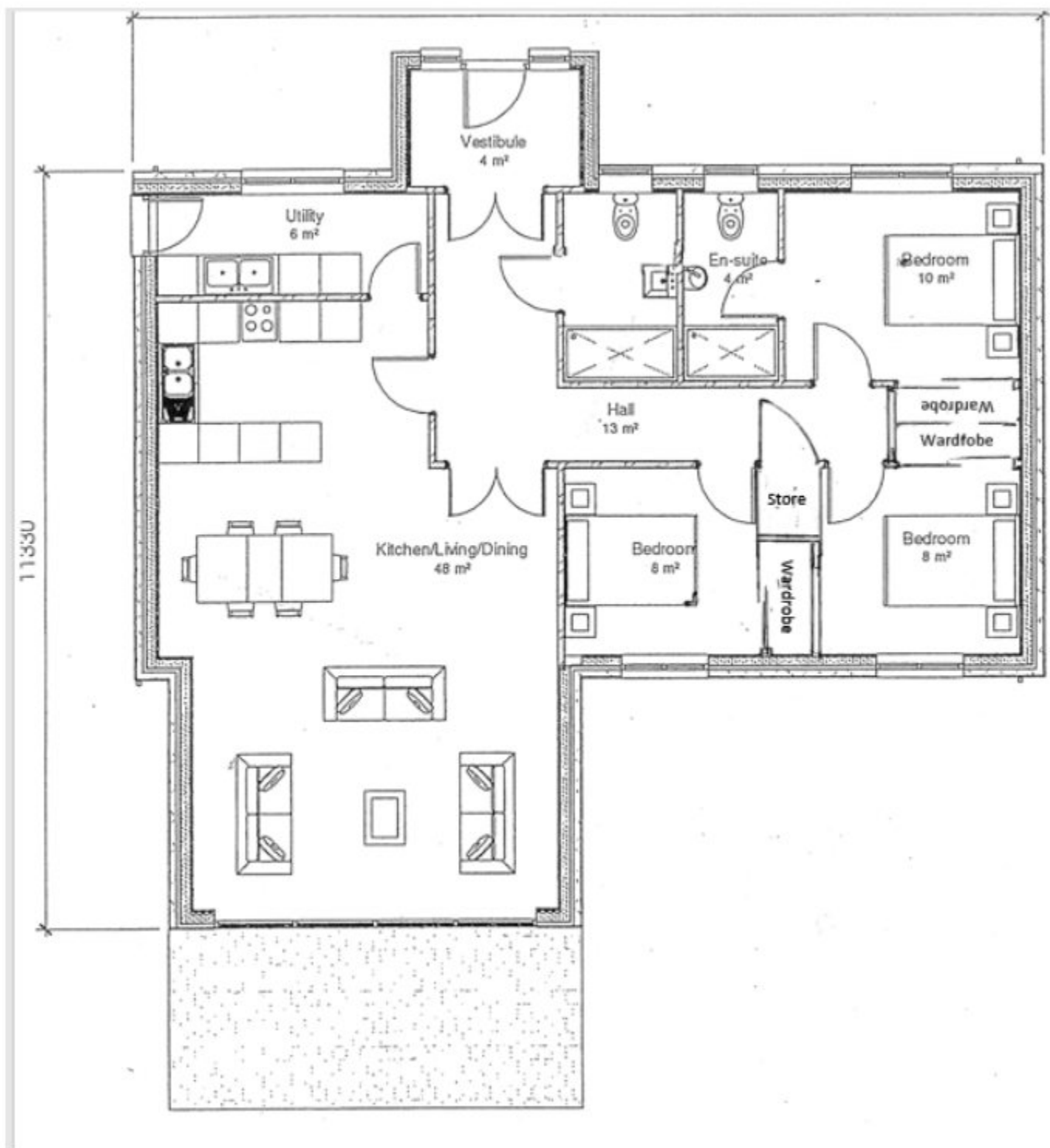


## House type A

Plot 3 Kintillo Road,  
Bridge of Earn

**Plot 3** (measured to widest point)  
Please note sizes are from working  
drawing and should not be relied upon  
113 m<sup>2</sup>

Vestibule	2.64 m x 1.82 m
Reception hall	4.01 m x 1.81 m 5.25 m x 1.23 m
Sitting area	5.54 m x 3.80 m
Kitchen area	4.08 m x 2.50 m
Dining area	5.98 m x 2.80 m
Utility room	4.08 m x 1.57 m
Bathroom	2.75 m x 1.71 m
Master bedroom	3.57 m x 2.75 m
En suite shower room	2.75 m x 1.42 m
Bedroom 2	3.32 m x 2.87 m
Bedroom 3	2.87 m x 2.78 m



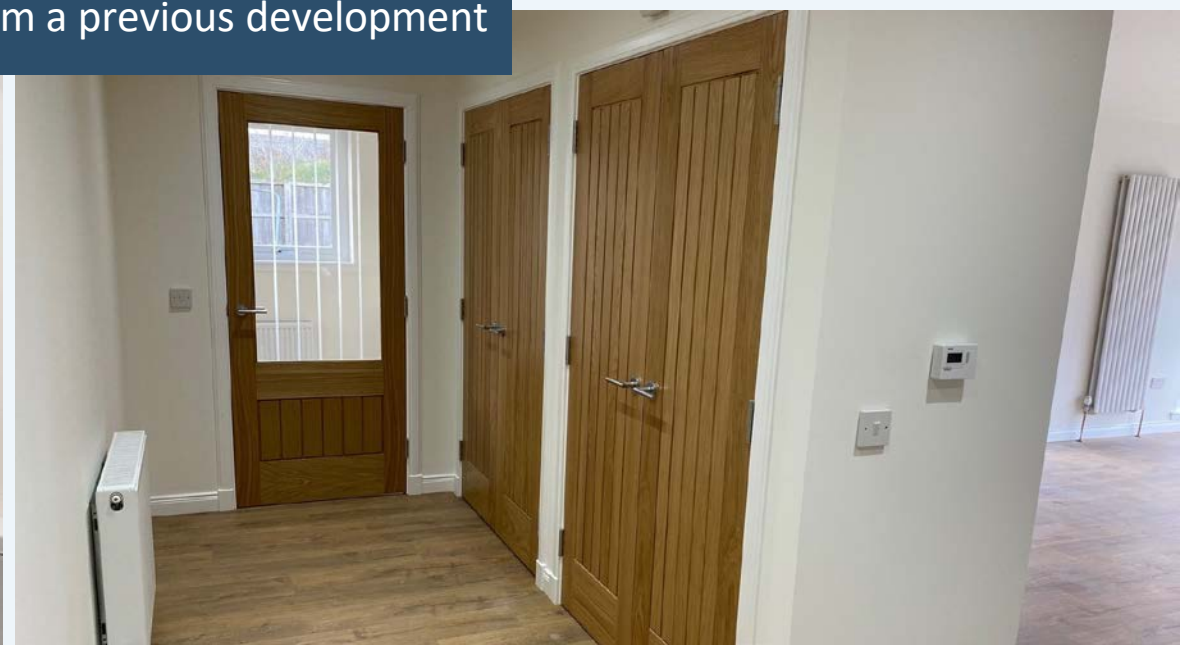


1 Proposed Site Layout Plan  
1:200

Plot 3



Illustrative images from a previous development



Durn, Isla Road, Perth PH2 7HF

Tel: 01738 621 121

[www.bellingram.co.uk](http://www.bellingram.co.uk) [enquiries@bellingram.co.uk](mailto:enquiries@bellingram.co.uk)

