



**Premier
Properties**
Perth



Strelitz Farmhouse , Blairgowrie, PH13 9PY

Offers Over £365,000

 **3**  **1**  **2**  **E**

The spacious accommodation is thoughtfully arranged over two levels and comprises a welcoming entrance hall, a bright and airy living room, a tastefully decorated kitchen/diner with integrated appliances, a formal dining room, three generously sized bedrooms, and a well-appointed family bathroom.

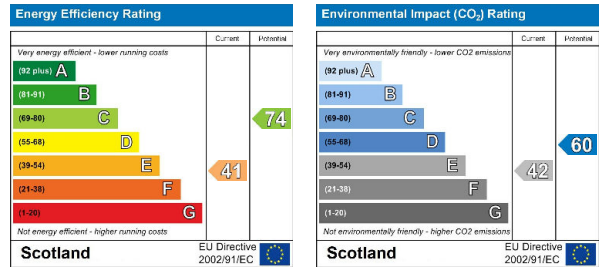
Externally, the property continues to impress with beautifully maintained garden grounds mainly laid to lawn, offering plenty of space for outdoor enjoyment. A standout feature is the adjoining plot of land situated to the side of the property, extending to approximately 0.350 acres — ideal for a variety of uses including equestrian, horticultural, or further development (subject to consents). Parking is available off street via a driveway.

Oil-fired heating and double glazing are installed throughout the property.

This is a rare opportunity to enjoy peaceful rural living while remaining within easy reach of local amenities and transport links.

Burrelton is a picturesque location, offering a peaceful lifestyle while still being within easy reach of local amenities and the stunning Scottish countryside. This property presents an excellent opportunity for those looking to settle in a tranquil setting without sacrificing accessibility to nearby towns and services.

- Detached Farmhouse in Burrelton
- Three spacious bedrooms
- One modern bathroom
- Two cosy reception rooms
- Farmhouse with land
- Close to local amenities
- Near Peaceful village setting
- Viewing highly recommended



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.