



**Premier
Properties**
Perth



6 Shepherd Lane, Blairgowrie, PH10 7BF

Offers Over £215,000

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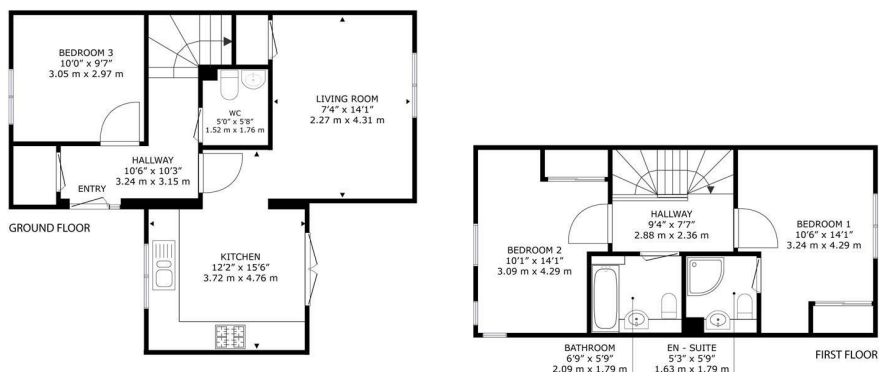
Upon entering the property, you are greeted by a welcoming entrance hall that leads into a spacious lounge, providing a warm and inviting atmosphere for relaxation and entertainment. The heart of the home is undoubtedly the fantastic kitchen and dining area, which is designed for both functionality and style, making it an excellent space for family meals and gatherings. Additionally, the ground floor features a well-appointed bedroom and a convenient toilet, enhancing the practicality of the layout.

As you ascend to the first floor, you will find a bright landing that leads to the principal bedroom, complete with an en suite shower room for added privacy. An additional bedroom and a family bathroom are also located on this level, ensuring ample space for family and guests alike.

Externally, the property boasts off-street parking via a driveway, which includes an electric car charging point, catering to the needs of modern homeowners. The private front and rear gardens are a true highlight, with the rear garden serving as a delightful sun trap, perfect for enjoying sunny days and outdoor activities. There is also a timber shed for extra storage.

Blairgowrie is known for its picturesque surroundings and friendly community, making it a wonderful place to call home. The property is conveniently located near local amenities, schools, and parks, providing everything you need within easy reach.

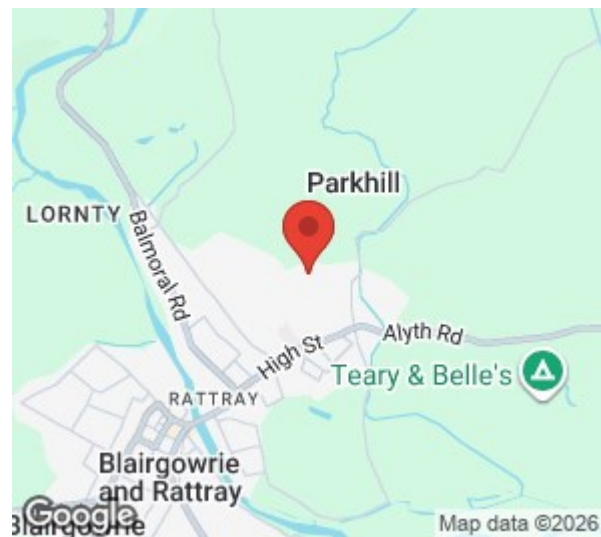
- 3 bedrooms
- Link detached villa
- Spacious lounge
- Modern kitchen/dining space
- En suite in principal bedroom
- Private front and rear gardens
- Off-street parking available
- Electric car charging point
- Located in charming Blairgowrie
- Viewing highly recommended



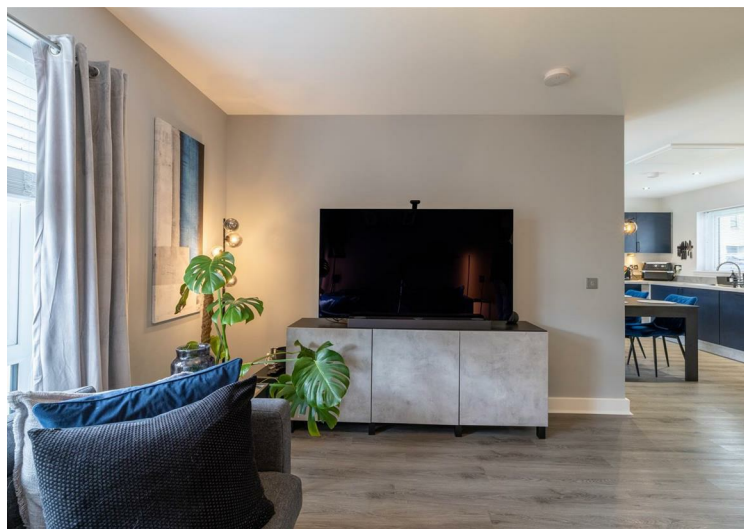
6 Shepherd Lane, Rattray, Blairgowrie, PH10 7BF

GROSS INTERNAL AREA
GROUND FLOOR : 647 sq. ft, 60.1 m², FIRST FLOOR : 467 sq. ft, 43.4 m²
TOTAL: 1114 sq. ft, 103.5 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	



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