



*CHARMING END OF TERRACE COTTAGE
IN NEED OF MODERNISATION*



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THE PROPERTY

Nestled within the serene hamlet of Ballintuim on the outskirts of Blairgowrie lies this charming end-of-terrace cottage, offering a tranquil retreat amidst the breathtaking Glens and panoramic countryside vistas. As it graces the open market, this property beckons those seeking a slice of rural tranquillity combined with the potential for customisation and modernisation.



Approached via a driveway on the side, the cottage boasts convenient rear parking, with dual access points from both the front and rear. With a canvas primed for transformation, the property invites prospective owners to reimagine its internal layout and explore extension possibilities, pending planning approval.



Stepping through the front entrance, one is greeted by an inviting vestibule leading to the master bedroom, complete with a storage cupboard for added convenience. Continuing through an inner hallway reveals a well-appointed kitchen on one side, complemented by a contemporary three-piece bathroom suite.



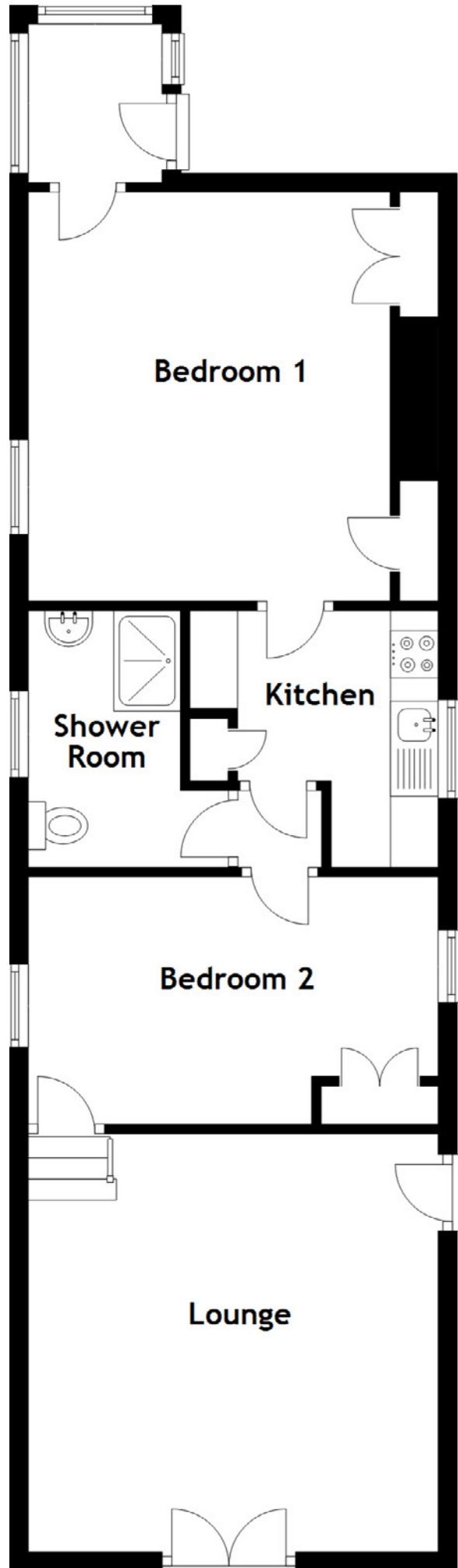
Another bedroom adjoins, seamlessly transitioning into the living area at the rear, offering versatile living arrangements to suit diverse preferences.



Outside, the property boasts ample garden space to the front, while the rear is thoughtfully landscaped, featuring an external tank catering to the property's heating needs. Partial double glazing enhances comfort, while LPG heating ensures warmth during cooler seasons.



This property presents an enticing opportunity for those seeking a countryside escape or contemplating an Airbnb venture post-modernisation. With its idyllic setting and scope for personalization, it promises not just a home but a canvas upon which to craft cherished memories amidst nature's embrace. Discover the allure of rural living with this enchanting cottage, a beautiful retreat awaiting its next chapter.



Approximate Dimensions
(Taken from the widest point)

Lounge	4.40m (14'5") x 4.30m (14'1")
Kitchen	2.70m (8'10") x 2.70m (8'10")
Bedroom 1	4.30m (14'1") x 3.80m (12'6")
Bedroom 2	4.30m (14'1") x 2.60m (8'6")
Shower Room	2.70m (8'10") x 2.10m (6'11")

Gross internal floor area (m²): 64m²
EPC Rating: E



THE LOCATION

Nestled within a breathtaking rural setting, the cottage boasts panoramic views of rolling hills and majestic mountains visible from both the sitting room window and the annexe. Located in the serene Strathardle Glen, it's a haven for wildlife, frequented by deer and birds, offering a truly unmatched tranquillity.



Exploring the surrounding area reveals a plethora of scenic hillside walks, all part of the renowned Catearan Trail. Conveniently close to the village hall, the cottage is an ideal spot for gatherings and socializing. Nearby attractions include the historic Ballintuim Church and the quaint village of Kirkmichael, just three miles away.

For those seeking adventure, a short car ride takes you to Glenshee, perfect for winter sports enthusiasts during ski season, yet equally captivating year-round. Additionally, the Bridge of Cally post office, a quick drive away, offers conveniences like fresh produce, newspapers, and more. Regular visits from a local fishmonger ensure a variety of culinary delights are readily available to residents.



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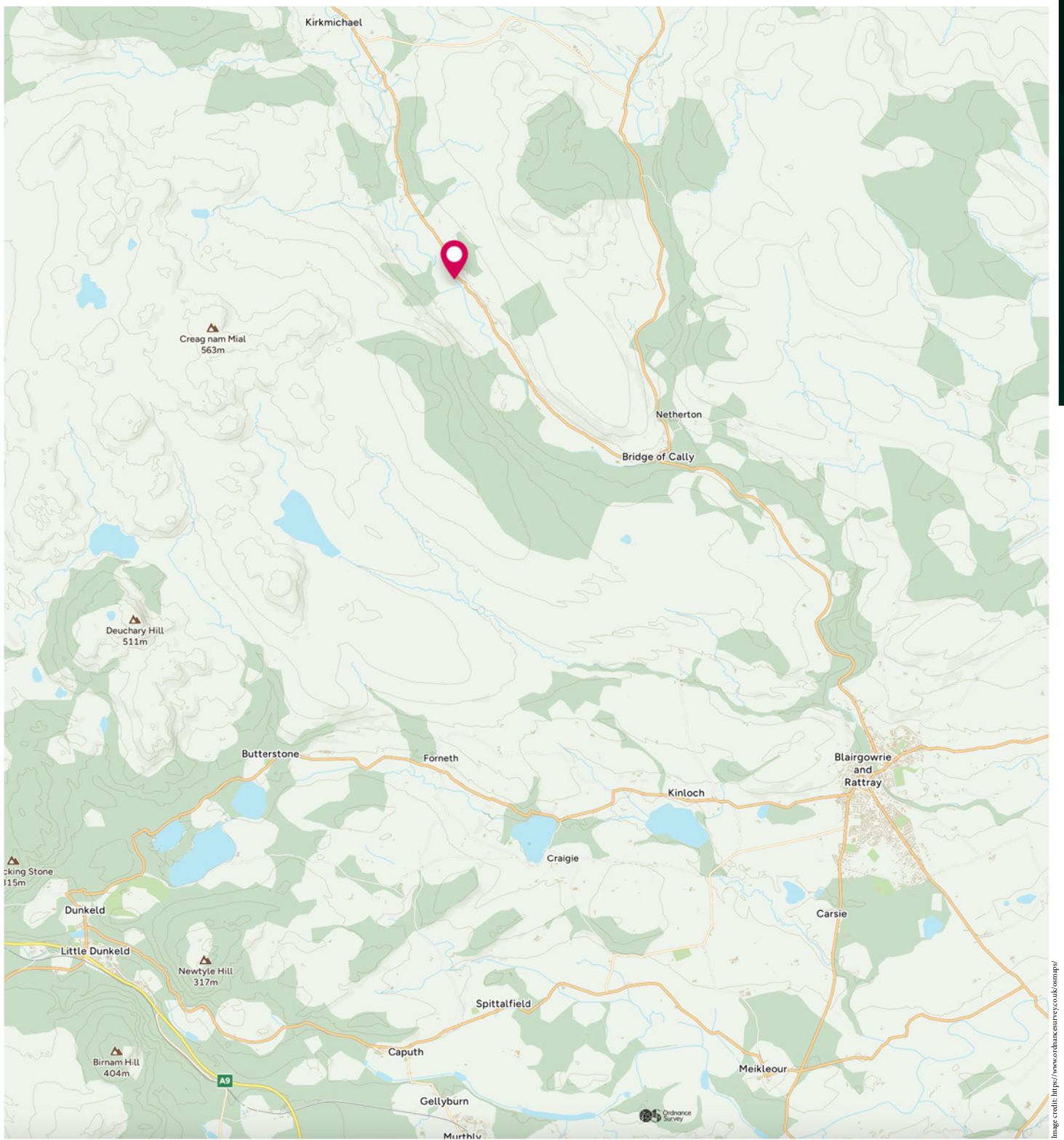


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