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Leading Perthshire Estate Agency

Blackwater School House, Bridge Of Cally, Blairgowrie, PH10 7LJ

Offers Over £325,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

Blackwater School House, Bridge Of Cally,
Blairgowrie, PH10 7LJ

Many thanks for your interest with Blackwater School House, Bridge Of Cally, Blairgowrie, PH10 7LJ.

Next Home Estate Agents dedicate themselves to be available when you are, offering an unbeatable service 7 days a week until 9pm.

We have the largest sales team in Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent.

Not only are we Perthshire's Number 1 choice but we are also local. One of the reasons we know the local markets so well is because we live here. So let us guide you through the selling and buying process.

If you're a first time buyer we have incentives to help get you onto the property ladder - our consultants can advise you through the whole process.

We offer free, no obligation mortgage advice to all our buyers.

If you have a property to sell, contact us to arrange a valuation. We are reknown in getting our customers moving quicker and at a higher price than our competitors. Put us to the test and get your free valuation today, call 01738 444342.

If you would like to be kept informed of other great properties like this one please register on our hot buyers list, where we will email you of new property listings and property open days.

Next Home your number 1 choice for property sales



FREE Valuations



We're open 7 days a week until 9pm



Registered Buyers



No obligation mortgage advice



Conveyancing Quotations



First Time Buyer with No Deposit



Next Home's Buying Guide



Next Home Open Days

About the Area

Bridge of Cally is a pretty, unspoiled Perthshire village set amongst some of the most beautiful and scenic countryside in Scotland.

Opportunities for outdoor sports and activities are endless as are crafting, keep fit, yoga, etc. There is a post office with well stocked grocery shop within. Major supermarkets deliver within the glen and a fresh fish van delivers door to door midweek. Regular bus services and a recently established free minibus offer easy transport options.

Blairgowrie is approx. 5 miles away and is a growing town, Lidl, Howdens, Halfords and Home Bargains ,Tesco and Sainsbury.

There are two GP practices, a cottage hospital, opticians, dentist, two vets. available.

The Tay Crossing in Perth has commenced and it is estimated that it will reduce travel time to Edinburgh and Glasgow by approx. half an hour





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Property Summary

A rare opportunity to purchase this unique property situated within sustainable garden grounds and affording magnificent countryside views in rural, desirable location.

Property offers versatile accommodation comprising: Vestibule, entrance hall, a very large dining/lounge with woodburning stove and space for a variety of free standing furniture, newly fitted modern kitchen, sitting room, modern 4 piece bathroom suite and 4 bedrooms.

Additionally there are 2 large bathrooms containing showers and toilets that were previously used for a business but could be converted for further accommodation and a further bedroom and en-suite.

Externally the property sits on a generous sized plot that is mainly laid to lawn and surrounded by stunning countryside views.

There is also outbuildings pertaining to the property.



Key property features

- ✓ Approx. 1/2 Acre
- ✓ Great investment opportunity
- ✓ New kitchen
- ✓ New Bathroom
- ✓ Close to Glenshee
- ✓ Rare to the market
- ✓ New heating system
- ✓ Rural location
- ✓
- ✓













Next Home - Blackwater School House, Bridge Of Cally, Blairgowrie, PH10 7LJ

An aerial photograph of a residential neighborhood, showing rows of houses with red brick walls and grey roofs. The image is overlaid with a semi-transparent blue filter. The houses are arranged in a grid-like pattern, with some featuring rear gardens and garages. The overall scene is a typical suburban housing estate.

Have a property to sell?

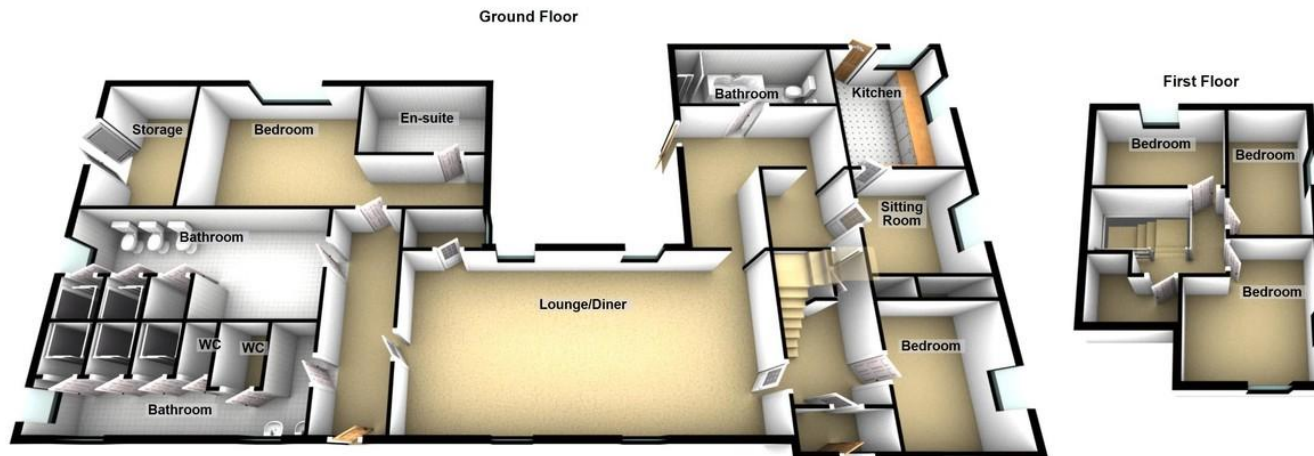
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans



Property Room sizes

VESTIBULE

HALL

LOUNGE/DINING ROOM

31' 8" x 18' (9.65m x 5.49m)

SITTING ROOM

13' 7" x 11' 6" (4.14m x 3.51m)

KITCHEN

14' 8" x 12' 1" (4.47m x 3.68m)

BEDROOM(GROUND FLOOR)

13' 6" x 13' 1" (4.11m x 3.99m)

BEDROOM

13' 2" x 11' 8" (4.01m x 3.56m)

BEDROOM

11' 7" x 9' 2" (3.53m x 2.79m)

BEDROOM

10' 7" x 9' 2" (3.23m x 2.79m)

FORMER SHOWR ROOMS/BEDROOM

SHOWER ROOM

15' 1" x 11' 5" (4.6m x 3.48m)

SHOWER ROOM

15' 1" x 11' 5" (4.6m x 3.48m)

BEDROOM

19' 4" x 13' 9" (5.89m x 4.19m)

ENSUITE

8' 5" x 7' 8" (2.57m x 2.34m)



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TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE TELEPHONE YOUR LOCAL BRANCH BELOW:

63 – 65 George Street, Perth 01738 44 43 42

41 - 43 Allan Street, Blairgowrie..... 01250 39 80 02

47a Atholl Road, Pitlochry..... 01796 54 80 14

1a James Square, Crieff.....01764 65 00 44

211 High Street, Auchterarder.....01764 66 36 66

Email sales@nexthomeonline.co.uk

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