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Leading Perthshire Estate Agency

The Gatehouse, Ballintuim, Blairgowrie, PH10 7NJ

Offers Over £250,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

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Many thanks for your interest with The Gatehouse, Ballintuim, Blairgowrie, PH10 7NJ.

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 renowned 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.

About the Area

Ballintuim is a pretty, unspoiled Perthshire area set amongst some of the most beautiful and scenic countryside in Scotland. Opportunities for outdoor sports and activities are endless with the Glenshee ski slopes being 30 minutes away and the Cateran Trail passing through the village.

Blairgowrie is the closest town which is located approximately 10 miles away.

Blairgowrie is a thriving town with the High Street being the focal point having a variety of local shops including a butcher, book shop, antique and local craft and gift shops together with well-known department stores and supermarkets.

There is both primary and secondary schooling within the town. Blairgowrie also boasts its own championship golf course at Rosemount, which is considered one of the best courses in Scotland.



Property Summary

A rare opportunity to purchase this DETACHED 2/3 BEDROOM VILLA situated within a quiet location in the hamlet of Ballintuim. The property is set within lovely, enclosed garden grounds which are set over 3 adjacent areas and are enclosed and predominantly laid to lawn with lovely open countryside views.

The accommodation comprises entrance vestibule; hall with storage cupboard; bright lounge with bay window and feature multifuel stove; dining kitchen with space for a range of appliances; dining room/bedroom 3; utility room with door to the rear and WC on the ground floor together with two spacious double bedrooms with fitted storage and access to a Jack & Jill en-suite shower room; family bathroom with bath, shower, large cupboard off and access via a few steps to the principal bedroom.

There is double glazing and oil fired central heating throughout.

A gravel driveway to the side of the property provides off street parking.



Key property features

- ✓ Detached Cottage Style Villa
- ✓ Large Garden Grounds
- ✓ Lovely countryside views
- ✓ Bright Lounge
- ✓ Dining Kitchen
- ✓ 2/3 Bedrooms
- ✓ Bathroom, Shower Room & WC
- ✓ Driveway
- ✓ Multifuel & Wood burning stoves
- ✓ Double Glazing & Oil Central heating



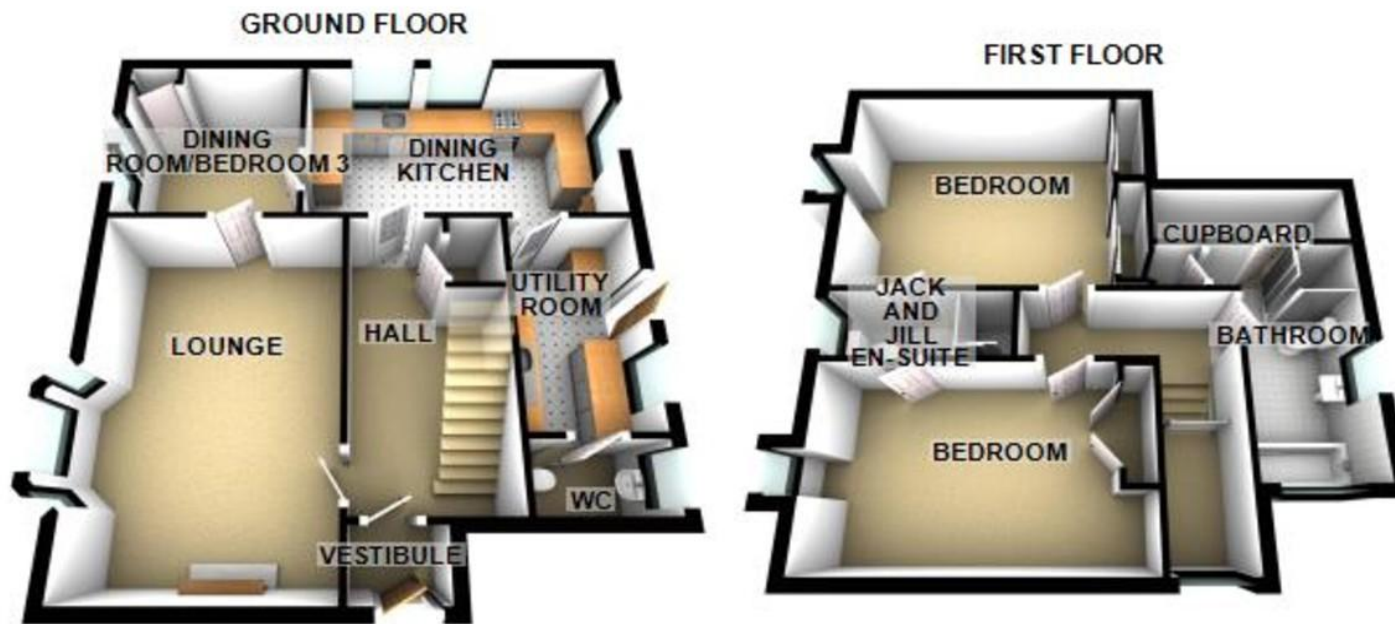








Floorplans



Property Room Sizes

VESTIBULE

HALL

LOUNGE

15' 6" x 13' 11" (4.72m x 4.24m)

DINING ROOM/BEDROOM 3

12' 4" x 10' 11" (3.76m x 3.33m)

DINING KITCHEN

15' 9" x 11' 2" (4.8m x 3.4m)

UTILITY ROOM

10' 11" x 8' 7" (3.33m x 2.62m)

WC

8' 3" x 2' 4" (2.51m x 0.71m)

BEDROOM

14' 2" x 11' 7" (4.32m x 3.53m)

BEDROOM

14' 4" x 11' 7" (4.37m x 3.53m)

JACK & JILL SHOWER ROOM

9' 6" x 3' 2" (2.9m x 0.97m)

BATHROOM

9' 8" x 7' 1" (2.95m x 2.16m)

CUPBOARD

9' 8" x 4' 11" (2.95m x 1.5m)

PLEASE NOTE: 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 or representations 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 representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



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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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