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Leading Perthshire Estate Agency

Hill View, Ballintuim, Blairgowrie, PH10 7NJ

Offers Over £475,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

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Many thanks for your interest with Hill View, 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 renown 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 hamlet.

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

We are delighted to bring to the market this deceptively spacious 6 Bedroom traditional Villa situated within the picturesque hamlet of Ballintuim.

The versatile accommodation is set over 3 floors and comprises entrance hall; bright lounge with wood burning stove and front facing window; double bedroom; bathroom; lovely dining kitchen with Rayburn cooker, double oven, dishwasher and fridge freezer; utility area with sink, space for appliances and door to the front; 2 further bedrooms on the ground floor and on the first floor is a sitting room with large office off; bedroom and bath room.

On the second floor is 2 double bedrooms, one of which has a room off which can be utilised for a variety of uses.

The landscaped garden grounds are extensive and there are large outbuildings with garage, workshop, greenhouse, log store and shed.

The driveway provides parking for several vehicles.

Early viewing is recommended as this property is rare to the market.



Key property features

- ✓ Deceptively Spacious Traditional Villa
- ✓ Versatile Accommodation
- ✓ Lounge and Sitting Room both with Wood burning Stoves
- ✓ Large Dining Kitchen with Utility Area
- ✓ 6 Bedrooms
- ✓ Office and Nursery/Dressing Room
- ✓ 2 Bathrooms
- ✓ Extensive Landscaped Garden Grounds
- ✓ Outbuildings, Garage, Greenhouse, Shed and Log Store
- ✓ Large Driveway to accommodate several vehicles















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

HALLWAY

15' 5" x 6' 10" (4.7m x 2.1m)

LOUNGE

22' 11" x 13' 1" (7m x 4m)

DINING KITCHEN

14' 5" x 12' 1" (4.4m x 3.7m)

UTILITY ROOM

9' 6" x 8' 6" (2.9m x 2.6m)

BATHROOM

12' 9" x 10' 2" (3.9m x 3.1m)

BEDROOM

11' 5" x 9' 10" (3.5m x 3.0m)

BEDROOM

15' 8" x 10' 5" (4.8m x 3.2m)

SITTING ROOM

14' 9" x 12' 1" (4.5m x 3.7m)

OFFICE

12' 5" x 10' 5" (3.8m x 3.2m)

BEDROOM

13' 1" x 7' 2" (4m x 2.2m)

BATHROOM

8' 10" x 7' 2" (2.7m x 2.2m)

BEDROOM

13' 9" x 12' 1" (4.2m x 3.7m)

BEDROOM

13' 9" x 12' 1" (4.2m x 3.7m)

NURSERY/DRESSING ROOM

12' 5" x 10' 9" (3.8m x 3.3m)

GARAGE

30' 6" x 25' 3" (9.3m x 7.7m)

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.



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

For more information about Next Home and our services please visit www.nexthomeonline.co.uk

The only Perthshire estate agent available 7 days until 9pm

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