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Leyhillock, Blacklunans, Blairgowrie, PH10 7LL

Offers Over £295,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

Leyhillock, Blacklunans, Blairgowrie, PH10 7LL

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

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Registered Buyers



No obligation
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Conveyancing
Quotations



First Time Buyer
with No Deposit



Next Home's
Buying Guide



Next Home
Open Days

About the Area

Located in Blacklunans, approximately 20 minutes from Blairgowrie, this property offers the best of both worlds — the tranquillity of rural life with access to local amenities, schools, and transport links.

The surrounding area offers excellent opportunities for walking, cycling, fishing, and wildlife watching, with the Cairngorms National Park within easy reach.





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Property Summary

We are delighted to bring to this five-bedroom detached villa offers an exciting opportunity to create a dream family home in the heart of Perthshire set amidst the stunning rural surroundings of Blacklunans, near Blairgowrie

Positioned on a large private plot with beautiful views across open countryside and the nearby river, this unique build combines space, character, and endless potential.

This substantial five-bedroom detached villa is set within a large rural plot in a peaceful location, offering beautiful river and countryside views. The property features spacious and flexible accommodation, including a lounge, dining room, study, and a large kitchen/dining room with separate utility. Two of the bedrooms enjoy direct balcony access, one benefits from an en-suite shower room, and another boasts stunning river views.

With its unique layout, charming setting, and excellent potential to modernise and add value, this home represents a rare opportunity to create a truly special family residence amidst idyllic natural surroundings.

There is an exceptional large mature garden with extensive planting, summer house and garden sheds , in addition the plot features an area of natural woodland including mature birch, Rowan and pine trees, an idyllic small burn runs through both the woodland and garden' in total the plot extends to 0.6 hectares (1.5 acres)

There is ample parking space and potential for the addition of a garage, workshop, or garden room



Key property features

- ✓ Rare to the market
- ✓ Large plot
- ✓ Stunning countryside views
- ✓ 5 Bedrooms
- ✓ Chain free
- ✓ Great potential
- ✓ Balcony
- ✓ Rural & quiet location
- ✓ River views
- ✓ Spacious rooms throughout













An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are arranged in a grid-like pattern with green lawns and some driveways. The entire image is covered with a semi-transparent blue filter. Overlaid on this background is white text and a logo.

Have a property to sell?

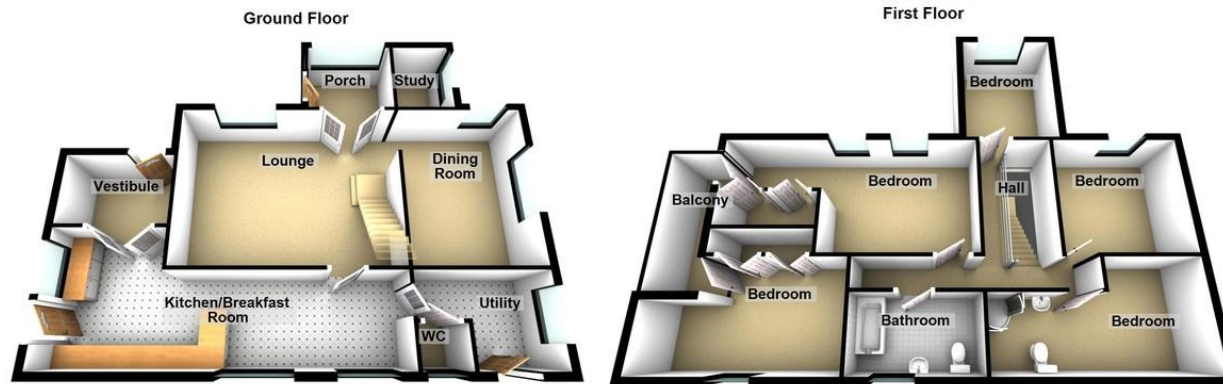
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans





Property Room sizes

PORCH

8' 2" x 7' 5" (2.49m x 2.26m)

VESTIBULE

7' 1" x 4' 1" (2.16m x 1.24m)

LOUNGE

10' 1" x 14' 3" (3.07m x 4.34m)

DINING ROOM

13' 8" x 10' 8" (4.17m x 3.25m)

KITCHEN/BREAKFAST ROOM

22' 8" x 11' 1" (6.91m x 3.38m)

UTILITY ROOM

12' 1" x 7' 5" (3.68m x 2.26m)

W/C

STUDY

7' 9" x 5' 4" (2.36m x 1.63m)

LANDING

BEDROOM

19' 1" x 9' 6" (5.82m x 2.9m)

BEDROOM

12' 5" x 11' 5" (3.78m x 3.48m)

BEDROOM

10' 6" x 9' 1" (3.2m x 2.77m)

SHOWER AREA

7' 1" x 5' 9" (2.16m x 1.75m)

BEDROOM

10' 4" x 9' 2" (3.15m x 2.79m)

BEDROOM

10' 5" x 10' 1" (3.18m x 3.07m)

BATHROOM

8' x 5' 9" (2.44m x 1.75m)

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

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

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Email sales@nexthomeonline.co.uk

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