



Marloch, Balcain Farm , Kinloch, Blairgowrie, PH10 6SD  
Offers over £409,995

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# Marloch, Balcairn Farm Kinloch, Blairgowrie, PH10 6SD

- Uniquely designed detached home
- Triple aspect lounge
- Wealth of parking & triple garage
- Pleasant views
- Oil central heating
- 4 large double bedrooms 1 en-suite
- Dining kitchen with separate utility
- Very private garden grounds
- Easy access to Blairgowrie & Dunkeld
- Double glazing

Home Report Value £440,000 - This most attractive, very deceptive 3/4 bedroom detached home enjoys a very peaceful position within the quaint hamlet of Kinloch just 2 miles from Blairgowrie and 9 miles to Dunkeld. Ideally set back from the road an offering some pleasant views, the property boasts exceptionally spacious accommodation across two floors which is further enhanced by superb storage space throughout. It also features a wealth of off-street parking including a triple-size garage, plenty of charm and character, oil central heating, double glazing and very private garden grounds.

On the ground floor there is an entrance porch, cloakroom WC, an impressive dining hall, large triple aspect lounge, generous dining kitchen, separate utility room, shower room, a lovely sun room and a spacious double bedroom with built-in storage space. On the first floor there is a family bathroom, master bedroom with en-suite shower room and two additional double bedrooms – one of which has been divided into an office and store room and can be easily reinstated into one large room. The property sits centrally within the grounds, bounded by eye-catching stone walls. A driveway to the front leads to the rear and the triple garage equipped with power and lighting. The grounds also feature areas of lawn, colourful planting, a slabbed patio, decking, some lovely seating areas and a beautiful summer house.

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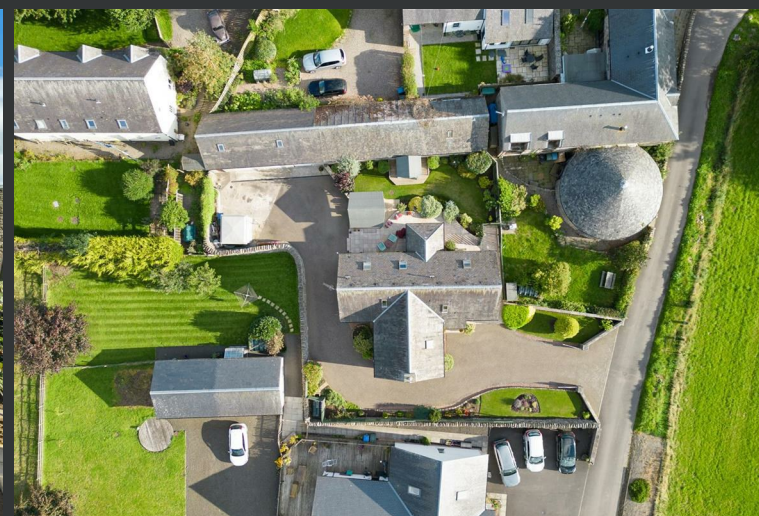


## Location

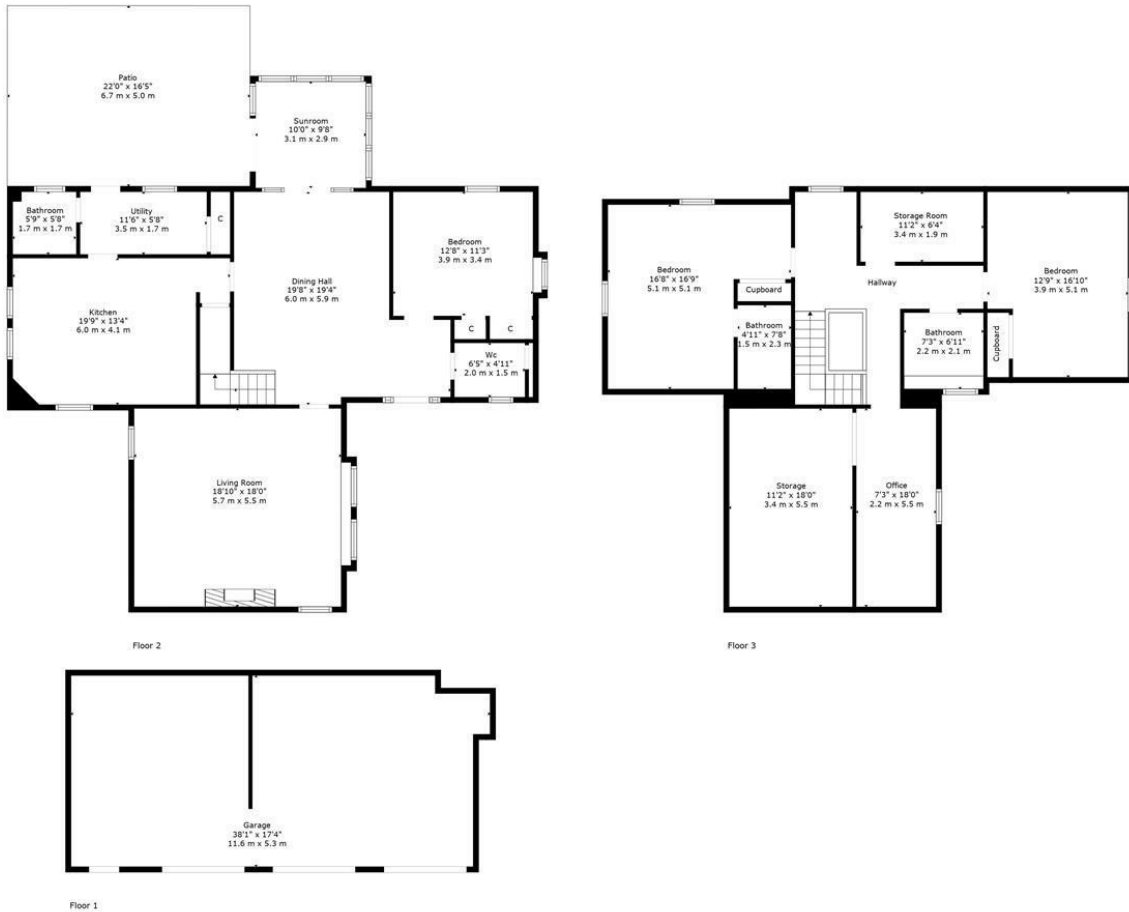
Within 9 miles are the glorious bluebell woods of Ballathie as well as the village of Meikleour which is home to the tallest beech hedge in the world and the popular Meikleour Inn. Dunkeld is 9 miles to the west, and with its position on the River Tay, its historic cathedral, ancient woods and superb selection of independent shops and cafés it is a lovely town to have close by. Perth and Dundee both have a more comprehensive range of shops and services. There are primary schools at Dunkeld, Glendelvine and Blairgowrie with secondary schooling available at Blairgowrie High School. In terms of private education, Craigclowan, Glenalmond, Strathallan, Kilgraston and Dundee High School are all within 32 miles of The Old Manse with buses collecting children locally. There are leisure facilities at Blairgowrie community campus as well as in the Dunkeld House hotel.











GROSS INTERNAL AREA  
 BELOW GROUND: 0 sq. ft, 0 m2, FLOOR 2: 1315 sq. ft, 122 m2, FLOOR 3: 984 sq. ft, 91 m2  
 EXCLUDED AREAS: GARAGE: 630 sq. ft, 59 m2, " ": 136 sq. ft, 13 m2, PATIO: 361 sq. ft, 34 m2,  
 STORAGE: 105 sq. ft, 10 m2  
 TOTAL: 2299 sq. ft, 213 m2

Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.

## Viewing

Please contact our Perth Office on 01738 260 035 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

