

# Fender Braes Fender Bridge, Blair Atholl, PH18 5TU



1  3  3  ? 





## Fender Braes Fender Bridge, Blair Atholl, PH18 5TU

- Detached 3-bedroom bungalow in scenic Blair Atholl
- Stunning panoramic countryside views
- Bright, spacious open-plan living/dining area
- Cosy wood-burning stove
- Galley kitchen with walk-in pantry
- Three generously sized bedrooms
- Two bathrooms for added convenience
- Beautifully maintained mature gardens
- Timber sheds, garage & off-street parking
- Tranquil rural location near local amenities and train station

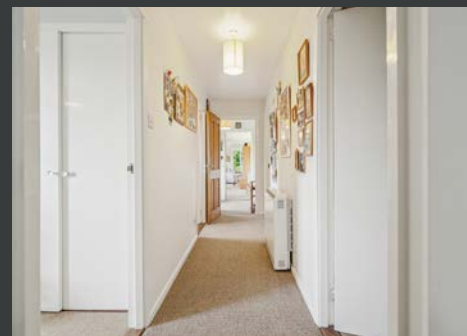
Nestled in the stunning Highland Perthshire surroundings of Blair Atholl, Fender Braes is a truly charming 3-bedroom detached bungalow offering peaceful countryside living and exceptional views across the rolling hills and mountains. Set within beautifully maintained mature gardens, this idyllic home is ideal for those seeking tranquillity and natural beauty.

The home features a bright and spacious open-plan living and dining area, boasting large windows that capture spectacular panoramic views and flood the room with natural light. A cosy wood-burning stove adds warmth and character, making it a perfect spot to relax and unwind. The galley-style kitchen includes generous workspace, ample storage, and a handy pantry. A sunny porch offers a welcoming entrance and a scenic nook for your morning coffee. All three bedrooms are well-proportioned and benefit from fitted wardrobes, with two bathrooms adding convenience for family life or guests. The layout is well-considered, with good storage options and flow throughout.

Outside, the property really shines. The landscaped gardens have been lovingly nurtured, featuring a colourful array of flowers, trees and shrubs, perfect for gardening enthusiasts or simply enjoying the outdoors. There's also a number of timber sheds, log store, summerhouse, garage and gated driveway parking. Located in the quiet hamlet of Fender Bridge, the home is just minutes from the village of Blair Atholl, with its shop, train station and access to other parts of the Cairngorms National Park. This is a rare opportunity to enjoy peaceful rural living with amenities close by.







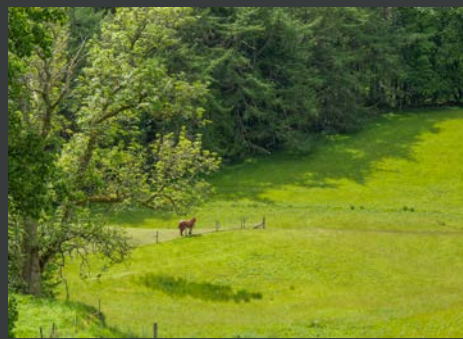
Fender Braes Fender Bridge











Fender Braes Fender Bridge

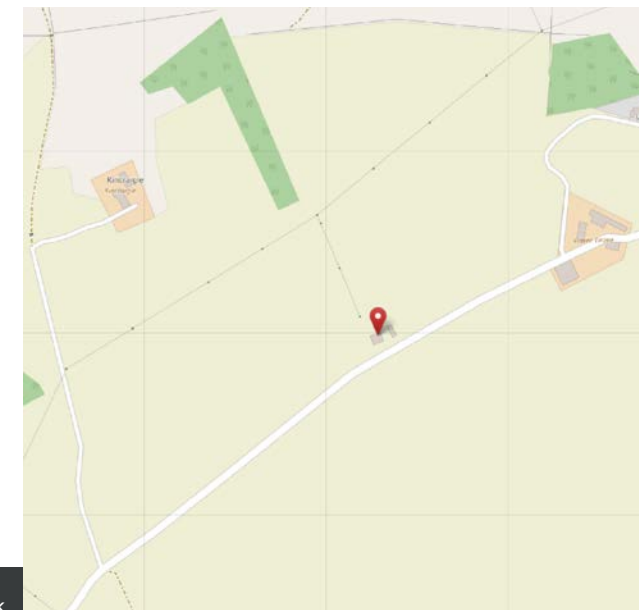






#### LOCATION

Fender Braes enjoys a peaceful setting within the small rural community of Fender Bridge, just outside the historic village of Blair Atholl. Surrounded by breathtaking Highland scenery, this location offers the best of both worlds – tranquillity and access to amenities. Blair Atholl provides local shops, the historic Blair Castle and gardens, a train station with direct links to Inverness and Perth, and easy access to other parts of the famous Cairngorms National Park. Outdoor enthusiasts will love the abundance of walking, cycling and nature trails on the doorstep, while Pitlochry, with its wider range of services, cafés and cultural attractions, is just a short drive away. A dream Highland escape.







Perth Office  
Inveralmond Business Centre,  
6 Auld Bond Road, Perth, PH1 3FX  
Tel: 01738 260035  
email: hello@wearepossible.co.uk

Zoopa.co.uk

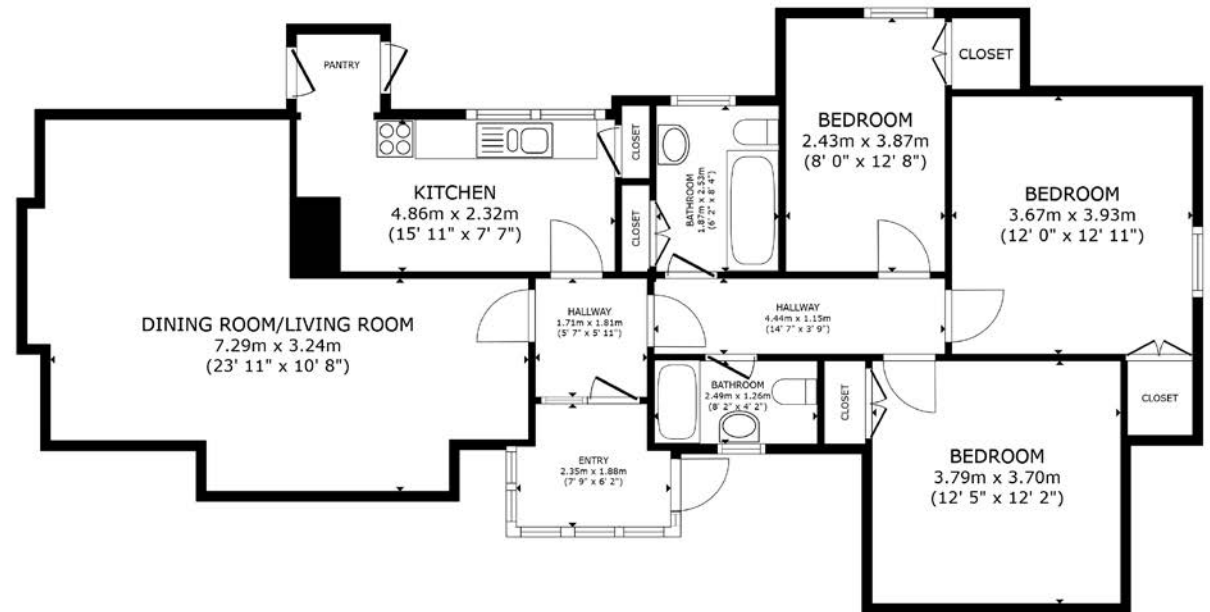
rightmove.co.uk

PrimeLocation.com



**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

All Measurements are Approximate Measurements are approximate. Not to Scale. For Illustrative purposes only.



GROSS INTERNAL AREA  
FLOOR PLAN 110.2 m<sup>2</sup> (1,186 sq.ft.)  
TOTAL : 110.2 m<sup>2</sup> (1,186 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

