



**Premier
Properties**
Perth



Lintrathen 3 North Balloch, Blairgowrie, PH11 8HG Offers Over £349,950

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Primary education is offered at Alyth Primary School and secondary educational needs provided at nearby Blairgowrie High School. Alyth Golf Course is just a short drive away.

Boasting spacious accommodation throughout the property comprises: GROUND FLOOR - Welcoming Entrance Hall, Bright, Modern Kitchen/Dining Room, Utility Room, WC and Spacious Lounge providing access to the garden through French Doors.

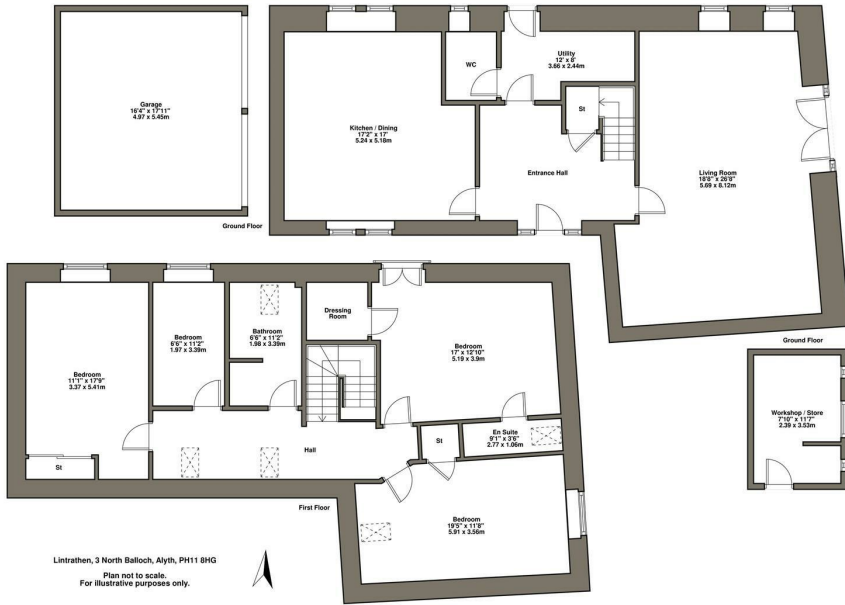
FIRST FLOOR - Landing, Study/Fourth Bedroom, Bathroom and Three Bedrooms (One with En Suite Shower Room).

Central heating and domestic hot water are provided via the floor mounted oil fired boiler. The property is Double Glazed throughout.

Externally, there is a courtyard which is understood to be under mutual ownership and a shared drive providing access from the main road. There are garden grounds to the front and side providing stunning views and a lovely space for outdoor entertaining and enjoying the finer weather. There is a communal courtyard situated to the rear. There is also a brick and slate store and a timber and slate car port within the garden grounds.

- Four Bedrooms
- Oil Central Heating
- Double Glazing
- Garage
- Close To All Local Amenities
- En Suite Shower Room
- Large Garden Grounds
- Rural Location
- Stunning Views
- Move In Condition





Energy Efficiency Rating	
Current	Potential
73	82

Environmental Impact (CO ₂) Rating	
Current	Potential
67	77

Scotland EU Directive 2002/91/EC

Lintrathen, 3 North Balloch, Alyth, PH11 8HG
Plan not to scale.
For illustrative purposes only.



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