



**Premier
Properties**
Perth



Lintrathen 3 North Balloch, Blairgowrie, PH11 8HG

Fixed Asking Price £339,950

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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.

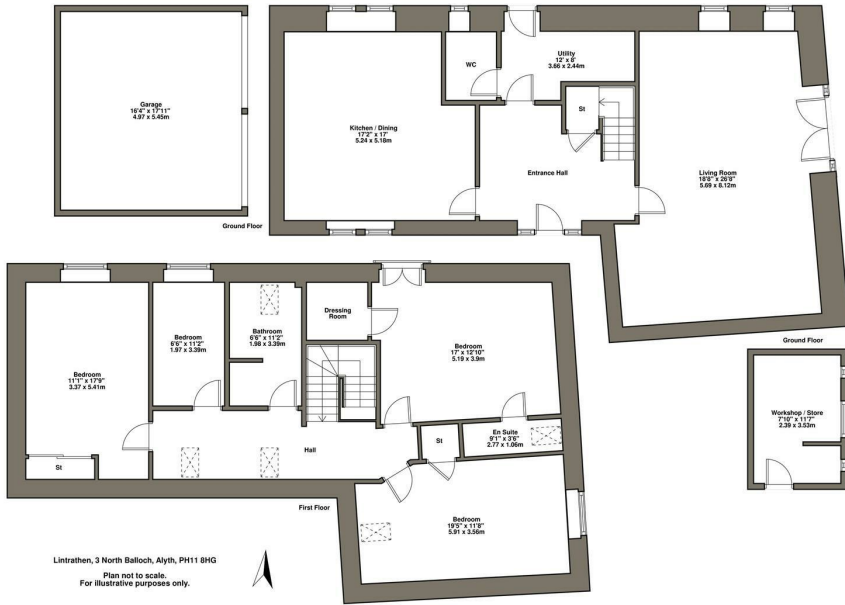
Boasting spacious accommodation throughout the property comprises: GROUND FLOOR - Welcoming Entrance Hall, Bright, Modern Kitchen/Dining Room, Utility Room, WC and Spacious Lounge providing access to the garden through French Doors.

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
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (38-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	
Scotland	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
67	77
Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (38-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
Scotland	
EU Directive 2002/91/EC	

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 Plan not to scale.
 For illustrative purposes only.



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