



**Premier
Properties**
Perth



Langlands Lodge Main Road, Blairgowrie, PH13 9NP Offers Over £369,900

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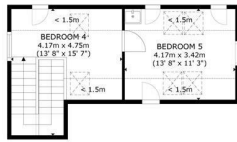
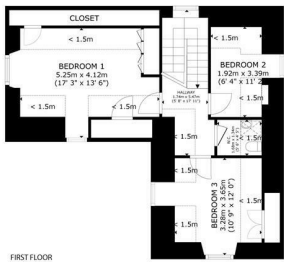
In the 1990s an extension was built to replace a dilapidated garage. This extension, leading off the kitchen, consists of a double garage, (with plumbed-in double sinks and separate tap for a garden hose), a shelved store, a shower room with toilet and a very large utility room. Stairs lead up to a large landing and another double bedroom, currently used as a studio. There is easy access from this to ample storage space in the eaves. This extension could, relatively easily, be converted into a totally separate living unit.

The large garden is planted to provide shelter from the road and to encourage bumblebees. There is also a very productive vegetable patch with several apple and plum trees. A large wooden greenhouse, a children's playhouse and garden sheds are included. There's also a space to safely park a caravan.

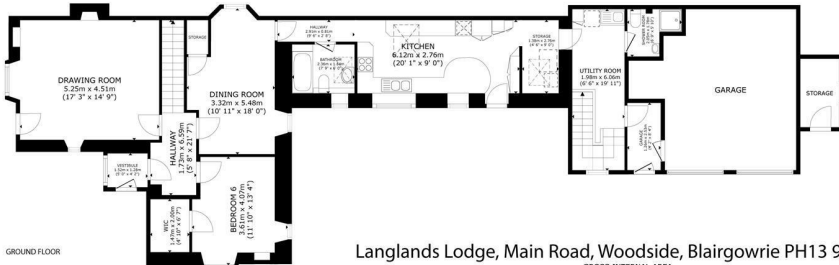
Location: The village of Woodside adjoins the village of Burrelton. Between them there's a small grocery/newsagent, a butcher, a service/MOT garage, a football pitch, tennis court and bowling green and ample places for dog walking. Excellent Mountain Biking routes, as well as walking, on North Ballo hill 2 miles from Woodside. Woodside and Burrelton are more or less equidistant from Perth and Dundee, both served by a frequent bus service. Coupar Angus, also on the bus routes, has a GP surgery, dentist, chemist a big Co-op (with Post Office), fish and chip shop, and an Indian restaurant among other amenities. The three star Red House Hotel in Coupar Angus includes a restaurant, function room, and a small gym which are open to non-residents. Blairgowrie, 6 miles away, has the usual amenities of a small town including big supermarkets.

Schools: The nearest primary school is located in the nearby village of Burrelton and a choice of either Perth Academy or Blairgowrie High School in Perth. There is a wide choice of independent schools across Perthshire.

- Desirable Area
- Double Garage
- Double Glazing
- Gas Central Heating
- Large Garden Grounds
- Off Street Parking
- Open Farmland Views
- Period Features
- Village Location



FIRST FLOOR



GROUND FLOOR

Langlands Lodge, Main Road, Woodside, Blairgowrie PH13 9NP

GROSS INTERNAL AREA
 FLOOR 1 129.2 m² (1,391 sq.ft.) FLOOR 2 72.4 m² (779 sq.ft.)
 EXCLUDED AREAS: GARAGE 3.2 m² (34 sq.ft.) GARAGE 31.2 m² (338 sq.ft.)
 TOTAL: 201.6 m² (2,170 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating	
Current	Potential
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	
	78
	55

Environmental Impact (CO ₂) Rating	
Current	Potential
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	
	72
	44

Scotland EU Directive 2002/91/EC

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