



**Premier
Properties**
Perth



Cherry Tree House , Blairgowrie, PH13 9LJ

Offers Over £449,995

 4  2  **new** 

Upon entry, you're welcomed by a bright and spacious hallway, enhanced by a large feature window that fills the space with natural light. The heart of the home is the impressive open-plan kitchen and dining area – perfect for entertaining, with generous storage and a seamless flow into the adjoining utility room, which provides direct access to the rear garden. The separate lounge is a spacious and inviting retreat, featuring sliding French doors that open onto the rear garden – ideal for indoor-outdoor living.

The property boasts four generously sized double bedrooms, including a principal bedroom with a modern en suite shower room. A contemporary family bathroom serves the remaining bedrooms.

Externally, the property offers ample off-street parking to the front. The rear garden is laid to lawn and includes a raised decking area, creating the perfect space to unwind or entertain during the warmer months.

Additional features include oil-fired central heating and double-glazed windows throughout for year-round comfort and efficiency.

- 4 Bedrooms
- 2 Bathrooms
- Double Glazing
- Off Street Parking
- Oil Heating
- Private Garden





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



Cherry Tree House, Coupar Angus, PH13 9LJ

TOTAL: 1746 sq. ft. 162 m²
FLOOR 1: 1746 sq. ft. 162 m²
All Measurements Are Approximate And For Display Purposes Only



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