

Simple Approach



**3 Boreland Mill, Blairgowrie
PH13 9LX**

Offers over £349,950

3 Boreland Mill, Blairgowrie, PH13 9LX

Located in a quiet countryside location, this modern detached bungalow boasts a quality specification, spacious internal layout, neutral and stylish interior throughout. Set across one accessible floor, the property is generous with approximately 122 m² and offers all the living space required by any growing family or mature couple.

Boreland Mill comes to the market in excellent move in condition throughout, comprising of a welcoming entrance hallway, a bright front facing lounge, a contemporary fitted kitchen with beautiful island feature and ample space for dining, utility room, three generous bedrooms with a master ensuite and a further stylish bathroom completes the interior of this lovely home. The property enjoys ample notable features such as; full double glazing, efficient oil heating, Starlink broadband, 6kwh solar panels, 10kwh battery storage and an electric car charging point. Externally the property sits upon an impressive plot of land with well manicured garden grounds to the front and rear of the property along with a large private driveway and attached garage.

Viewing is absolutely essential to appreciate the overall size, excellent finishes and beautiful home on offer at this exceptional property.

Lounge

17'4" x 11'7" (5.30 x 3.55)

Kitchen

11'11" x 23'11" (3.64 x 7.30)

Bedroom Three

6'2" x 9'8" (1.88 x 2.96)

Utility

9'4" x 5'11" (2.86 x 1.82)

Master Bedroom

13'8" x 11'6" (4.17 x 3.51)

Ensuite

11'5" x 2'11" (3.48 x 0.89)

Bedroom Two

9'9" x 9'9" (2.98 x 2.99)

Bathroom

9'8" x 5'5" (2.97 x 1.67)





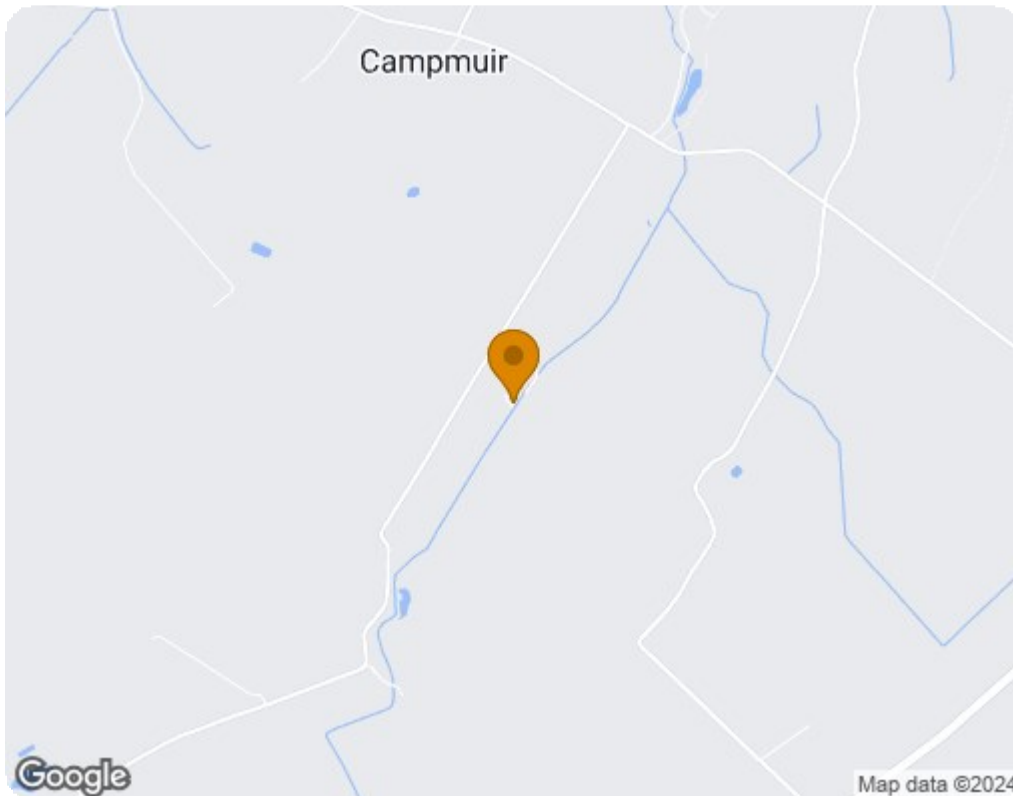
- Detached Bungalow
- Open Plan Kitchen / Dining Area
- Gas Central Heating & Double Glazing
- Stunning Surroundings
- Beautifully Presented Throughout
- Bright Front Facing Lounge
- Well Manicured Front & Rear Garden
- Three Generous Bedrooms With Master Ensuite
- Highly Sought After Countryside Location
- Large Private Driveway & Garage



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A	91	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) 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
Very environmentally friendly - lower CO ₂ emissions		100
(92 plus) A	86	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		