

Simple Approach



**Birklea , Blairgowrie
PH10 7NH**

Offers over £209,950

Located in the peaceful village of Ballintuim, just a short drive from Blairgowrie, this delightful semi-detached bungalow offers spacious and versatile living, ideal for families, downsizers, or those seeking a tranquil countryside home. The accommodation is thoughtfully laid out and begins with a welcoming entrance vestibule leading into a bright and generously proportioned lounge. The kitchen provides ample storage and workspace, while a utility room offers additional convenience and practicality. The property features three well-sized bedrooms, offering flexible options for family living, guest accommodation, or a home office. A family bathroom serves the main living areas, complemented by an additional WC for added convenience.

Externally, the home is set within impressive grounds, boasting a private, well-maintained rear garden — an ideal space for outdoor dining, gardening, or simply enjoying the peaceful surroundings. A private driveway provides off-street parking and leads to a detached garage, offering secure storage or potential workshop space.

Further benefits include gas-fired central heating and double glazing throughout, ensuring comfort and energy efficiency all year round. This charming bungalow combines comfortable living space with generous outdoor areas in a picturesque rural location — early viewing is highly recommended to fully appreciate all it has to offer.

Lounge

13'1" x 18'7" (4.00 x 5.67)

Kitchen

7'10" x 14'6" (2.39 x 4.43)

Utility

4'4" x 10'7" (1.33 x 3.25)

Bedroom One

12'5" x 11'5" (3.81 x 3.48)

Bedroom Two

9'0" x 12'5" (2.76 x 3.79)

Bedroom Three

10'1" x 11'9" (3.08 x 3.59)

Bathroom

4'8" x 8'3" (1.44 x 2.54)

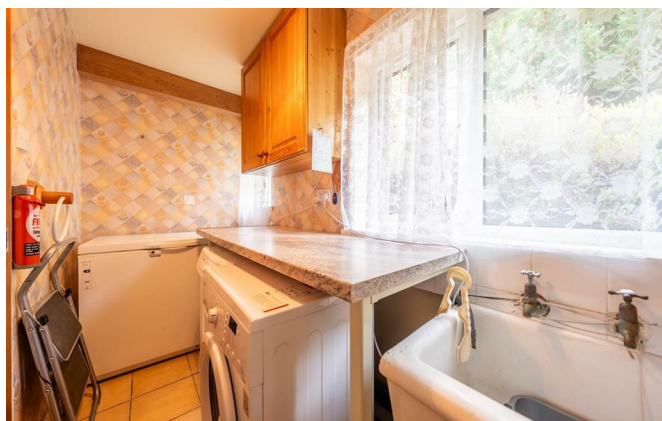
WC

3'3" x 4'11" (1.01 x 1.51)





- Generous Three Bedroom Semi Detached Bungalow
- LPG Fired Back Boiler & Double Glazing
- Ideal Family Home in a Sought After Rural Location
- Bright Front Facing Lounge
- Private Driveway & Detached Garage
- Spacious Accommodation Throughout
- Spacious Kitchen
- Impressive Private Rear Garden
- Think this might be the property for you? Contact our mortgage team to discuss your options — we have appointments available today!



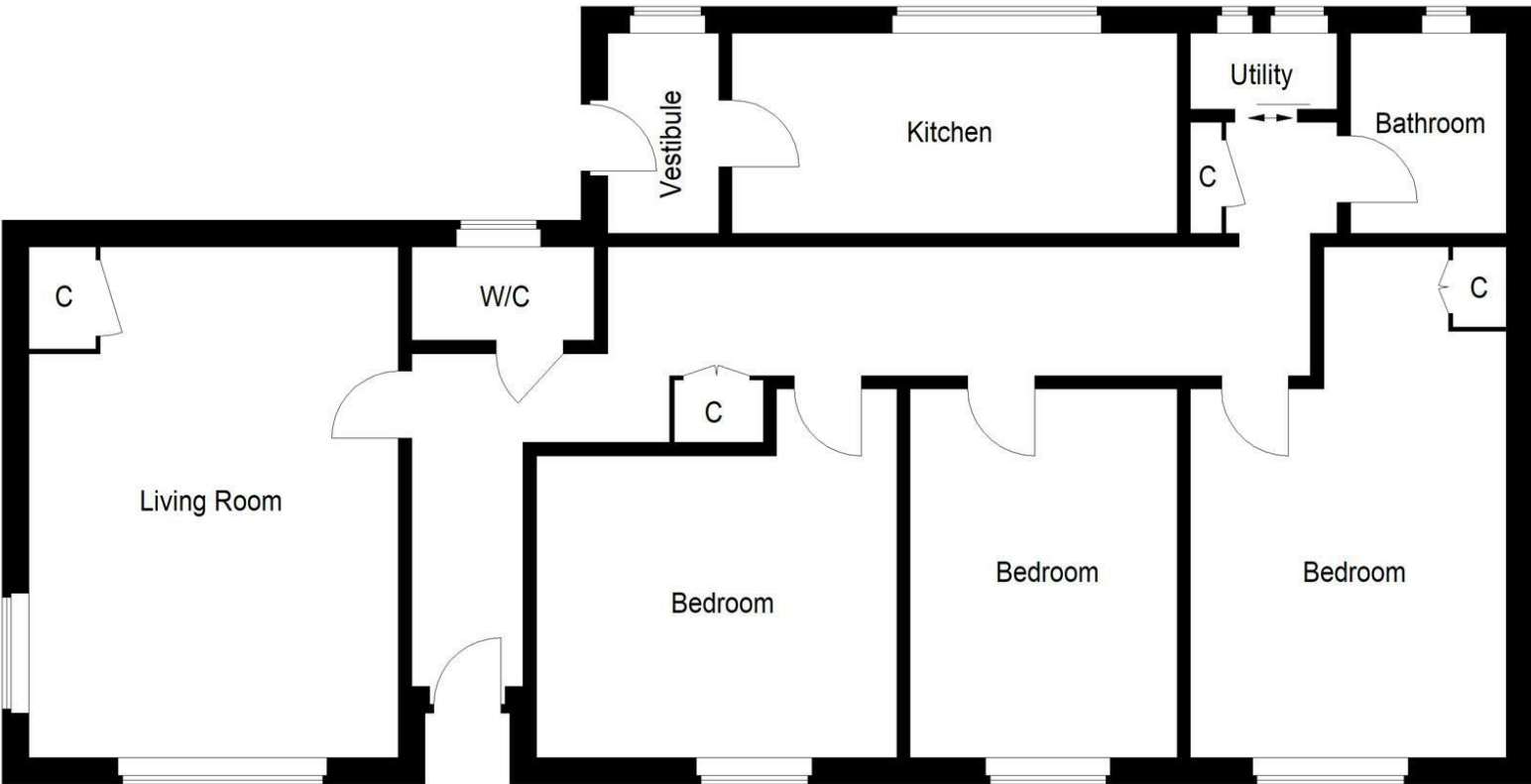


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © 2025 (ID1244602)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	4	
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		