

Lochview Kinloch Blairgowrie, PH10 6SD



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- Beautiful detached stone cottage
- Two spacious en-suite bedrooms
- Open-plan kitchen/living area
- Large central kitchen island
- Sun room with countryside views

- Wood-burning stove
- Private balcony from principal bedroom
- Garage and generous parking
- Landscaped gardens and greenhouse
- Peaceful semi-rural location

Beautifully blending traditional charm with contemporary comfort, Lochview is an impressive detached stone cottage occupying a generous plot in the peaceful hamlet of Kinloch. Finished to an exceptional standard throughout, this unique home enjoys stunning countryside views, spacious gardens and a highly desirable semi-rural setting just minutes from Blairgowrie.

The heart of the home is the superb open-plan kitchen, dining and living area, thoughtfully designed for modern family life and entertaining and featuring patio doors giving direct access out into the garden and the fantastic views towards Marlee Loch. A large central island, quality units and extensive worktop space complement the stylish kitchen, while the cosy lounge centres around a striking stone fireplace with wood-burning stove. The adjoining sun room enjoys panoramic views across the garden and surrounding countryside, with French doors opening onto the patio. A practical utility room, contemporary ground floor shower room, a useful home office for homeworking and integral garage add everyday convenience. Upstairs, both generous double bedrooms benefit from their own en-suite facilities with one being a shower room and the other being a bathroom and with the principal bedroom also enjoying access to a charming private balcony offering beautiful open views—an idyllic place to enjoy your morning coffee. Externally, the property boasts extensive gravel parking, an integral garage, landscaped gardens, greenhouse, vegetable beds and a large lawn ideal for families or keen gardeners. Offering character, quality and an enviable lifestyle location, Lochview is a truly special home that perfectly balances rural tranquility with excellent accessibility.













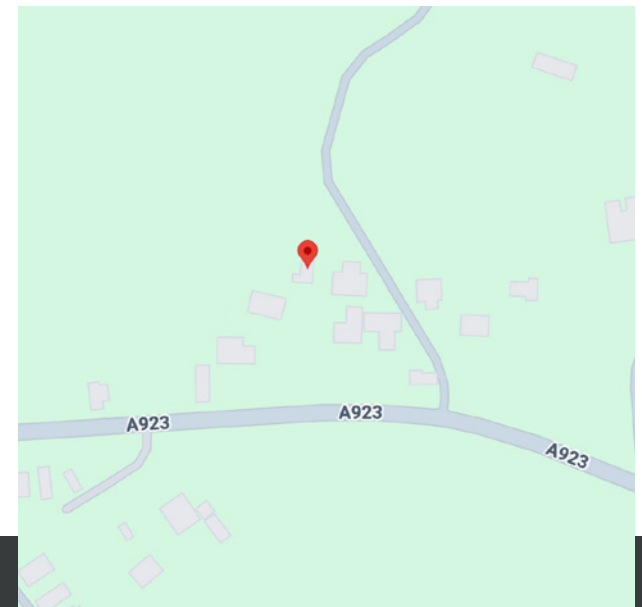






LOCATION

Kinloch is a picturesque rural hamlet situated just 2 miles from Blairgowrie, 11 miles from Dunkeld and is surrounded by beautiful Perthshire countryside close to the tranquil shores of the Marlee Loch. Nearby Blairgowrie offers an excellent range of shops, supermarkets, cafés, restaurants, schools and leisure facilities. Dunkeld and Birnam are picturesque Perthshire villages renowned for their rich history, stunning scenery and welcoming community. Offering excellent local amenities, independent shops, cafés, railway station with national links and beautiful woodland walks. Perth is approximately 30 minutes away for further amenities and rail links. The area is renowned for its scenic walks, cycling routes, fishing, golfing and outdoor pursuits, making it ideal for those seeking an active lifestyle. Despite its peaceful setting, Kinloch provides excellent road connections to Dundee, Perth, Aberdeen and beyond.





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All Measurements are Approximate Measurements are approximate. Not to Scale. For Illustrative purposes only.



Ground floor



Floor 1



Approximate total area**
 1597 ft²
 148.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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