



**Premier  
Properties**  
Perth



## Cherry Tree House , Blairgowrie, PH13 9LJ Offers Over £420,000

 4  2  nu 

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.

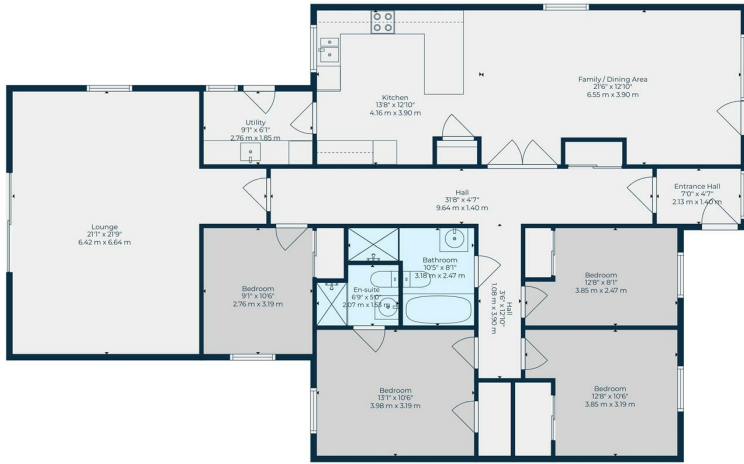
The property boasts four generously sized double bedrooms, including a principal bedroom with a modern en suite shower room. A contemporary family bathroom serves the remaining bedrooms.

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





Cherry Tree House, Coupur Angus, PH13 9LJ

TOTAL: 1746 sq. ft. 162 m<sup>2</sup>  
FLOOR 1: 1746 sq. ft. 162 m<sup>2</sup>  
All Measurements Are Approximate And For Display Purposes Only



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

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



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