

Simple Approach



Estate Agents



**Lillypad Cottage High Street, Blairgowrie
PH10 7BT**

Offers over £267,950

Welcome to Lillypad Cottage – a truly special home where character, comfort and incredible outdoor space come together to create something quite unique. Set in a peaceful and private position in Blairgowrie, this charming three-bedroom cottage offers an abundance of space and flexibility, making it an ideal home for families, couples or anyone looking for a property with a little something extra. At the heart of the home is the exceptionally spacious kitchen/dining room, beautifully enhanced by two large skylights, a new Smeg pyrolytic oven, inverter hob and a plumbed American-style fridge/freezer with ice maker – the perfect setting for everything from relaxed family breakfasts to entertaining guests. The cosy living room provides a welcoming retreat, while two impressive 5kW wood-burning stoves add warmth and character throughout the home. With generous bedrooms across both floors, flexible downstairs accommodation and a dedicated study area, there is plenty of room to make the property your own. Outside, Lillypad Cottage truly shines, with an extensive private south-facing garden, large deck and grassed areas, established apple and plum trees, multiple sheds and a fantastic powered workshop complete with cupboards and worktop. The extensive Monoblock driveway provides exceptional parking and space for larger vehicles or even a motorhome. With double glazing, gas central heating, updated lighting and a peaceful setting away from the road, Lillypad Cottage offers far more than just a home – it offers a lifestyle, space to entertain, room to grow and a wonderfully private place to enjoy for years to come. Simple Approach are delighted to bring this exceptional property to the market, and we highly recommend viewing to truly appreciate everything this unique cottage has to offer.

Pounge

12'10" x 15'10" (3.93 x 4.83)

Kitchen

11'3" x 23'9" (3.45 x 7.24)

Bedroom One (Ground Floor)

16'6" x 11'4" (5.05 x 3.47)

Family Bathroom

8'2" x 6'3" (2.50 x 1.93)

Bedroom Two

10'6" x 13'9" (3.22 x 4.21)

Walking Wardrobe

6'10" x 3'10" (2.10 x 1.17)

Bedroom Three

11'9" x 13'9" (3.60 x 4.20)

Garage Utility Space

10'3" x 7'11" (3.13 x 2.42)

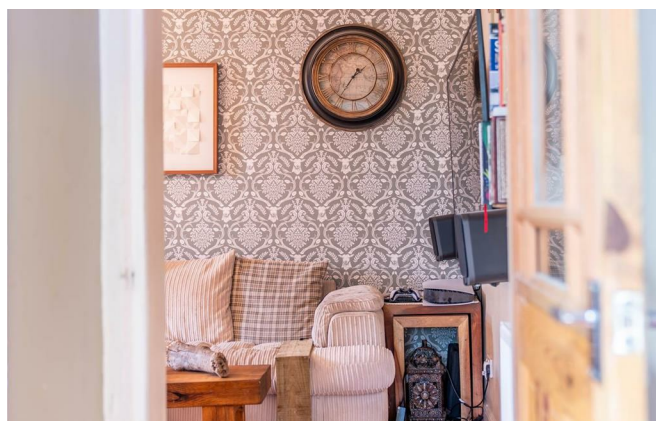
Garage

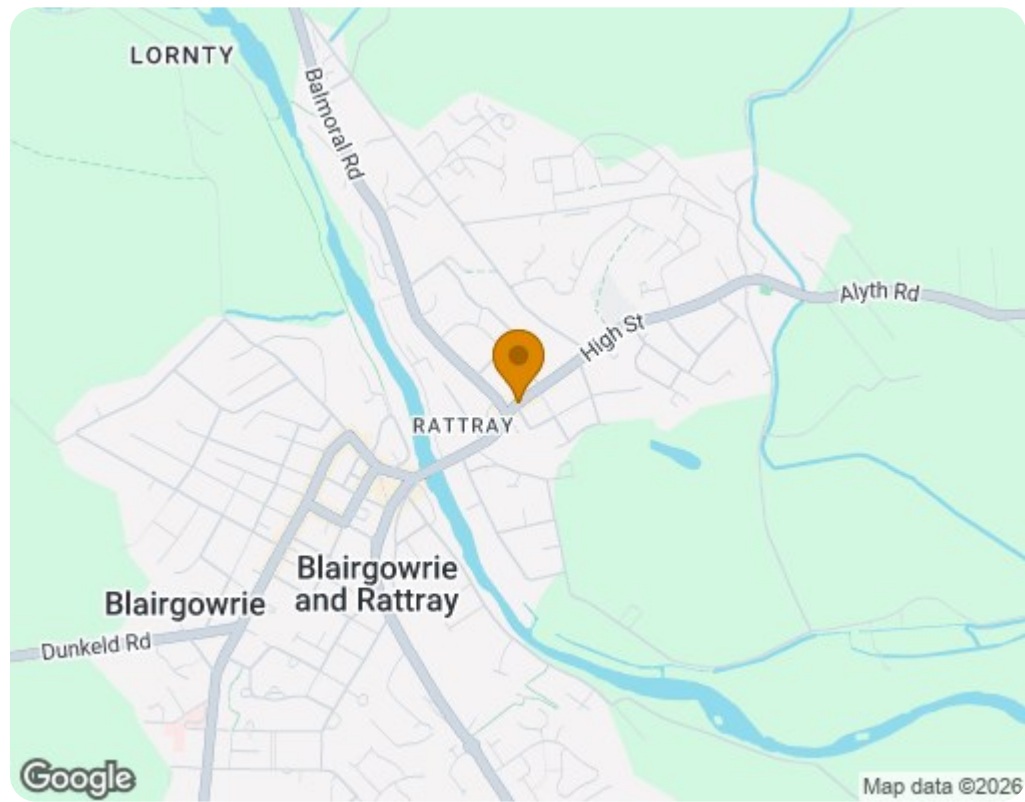
17'0" x 10'1" (5.20 x 3.09)





- Charming 3 Bedroom Cottage In Immaculate Condition In Blairgowrie
- Flexible Accommodation Across Two Floors
- Extensive Private Monoblock Driveway
- Think this might be the property for you? Contact our mortgage team to discuss your options — we have appointments available today!
- Two Impressive 5kW Wood-Burning Stove
- Double Glazing & Gas Central Heating
- Large Powered Workshop With Storage
- Exceptional Kitchen/Dining Space With Two Skylights
- Large & Private South-Facing Garden
- Peaceful Setting Tucked Away From The Road





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	65	
(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		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland		EU Directive 2002/91/EC