



# Buy your next home with Next Home

Leading Perthshire Estate Agency

Blackwater Schoolhouse, Bridge Of Cally, Blairgowrie, PH10 7LJ

Offers Over £495,000

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**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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Blackwater Schoolhouse, Bridge Of Cally, Blairgowrie,  
PH10 7LJ

Many thanks for your interest with Blackwater Schoolhouse, Bridge Of Cally, Blairgowrie, PH10 7LJ.

Next Home Estate Agents dedicate themselves to be available when you are, offering an unbeatable service 7 days a week until 9pm.

We have the largest sales team in Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent.

Not only are we Perthshire's Number 1 choice but we are also local. One of the reasons we know the local markets so well is because we live here. So let us guide you through the selling and buying process.

If you're a first time buyer we have incentives to help get you onto the property ladder - our consultants can advise you through the whole process.

We offer free, no obligation mortgage advice to all our buyers.

If you have a property to sell, contact us to arrange a valuation. We are renowned in getting our customers moving quicker and at a higher price than our competitors. Put us to the test and get your free valuation today, call 01738 444342.

If you would like to be kept informed of other great properties like this one please register on our hot buyers list, where we will email you of new property listings and property open days.



# About the Area

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Bridge of Cally is a pretty, unspoiled Perthshire village set amongst some of the most beautiful and scenic countryside in Scotland.

Opportunities for outdoor sports and activities are endless as are crafting, keep fit, yoga, etc. There is a post office with well stocked grocery shop within.

Major supermarkets deliver within the glen and a fresh fish van delivers door to door midweek.

Regular bus services and a recently established free minibus offer easy transport options.

Blairgowrie is approx. 5 miles away and is a growing town, Lidl, Howdens, Halfords and Home Bargains, Tesco and Sainsbury. There are two GP practices, a cottage hospital, opticians, dentist, two vets. available.





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# Property Summary

Next Home are delighted to bring to the market this fully renovated and stunning Victorian detached villa situated in the most picturesque and rural setting.

The property is located only a short drive from the village of Bridge of Cally and the popular ski-resort of Glenshee.

Presented in move-in condition this property would make the ideal family home and has the potential to be run as business with a 2-bedroom Annexe with lounge, dining area, kitchen, boot room, a double bedroom, office/bedroom 2 and a shower room attached.

In the main part of the property there are 4 further double bedrooms, one of which benefits from a dressing area and 4 piece en-suite with roll top bath, shower, w/c and wash hand basin.

The main features of this property are the brand-new bespoke kitchen with solid wood worktops which is open plan a dining room that has wonderful views to the garden grounds and the rolling countryside.

There is also a very bright and spacious lounge with large wood-burning stove, dual aspect windows to the front and 2 sets of patios doors to the rear that allow natural light to flood the room. This rooms could be used for a variety of purposes and has ample room for a range of free-standing furniture.

Blackwater Schoolhouse sits on approx. ½ acre plot which is mainly laid to lawn for ease of maintenance. There is parking to the front of the annexe and secure gated parking to the rear of the property for multiple vehicles.

There is also an outbuilding which can act as storage or potential to be converted for accommodation.

This property is a unique proposition for any buyer and has been finished to a very standard

Wet electric heating and double glazing throughout.



# Key property features

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- ✓ Full renovation
- ✓ Potential Airbnb business opportunity
- ✓ High-quality finishes & period features
- ✓ Very spacious rooms throughout
- ✓ Walk-in condition
- ✓ Picturesque location
- ✓ 1/2 Acre site
- ✓ Ideal for a family home
- ✓ New kitchens & bathrooms throughout
- ✓ Annex













An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are arranged in a grid-like pattern with green lawns and some trees. The entire image is covered with a semi-transparent blue filter. Overlaid on this background is white text and a logo.

# Have a property to sell?

An expert from our local branch will provide you with  
the most accurate valuation.

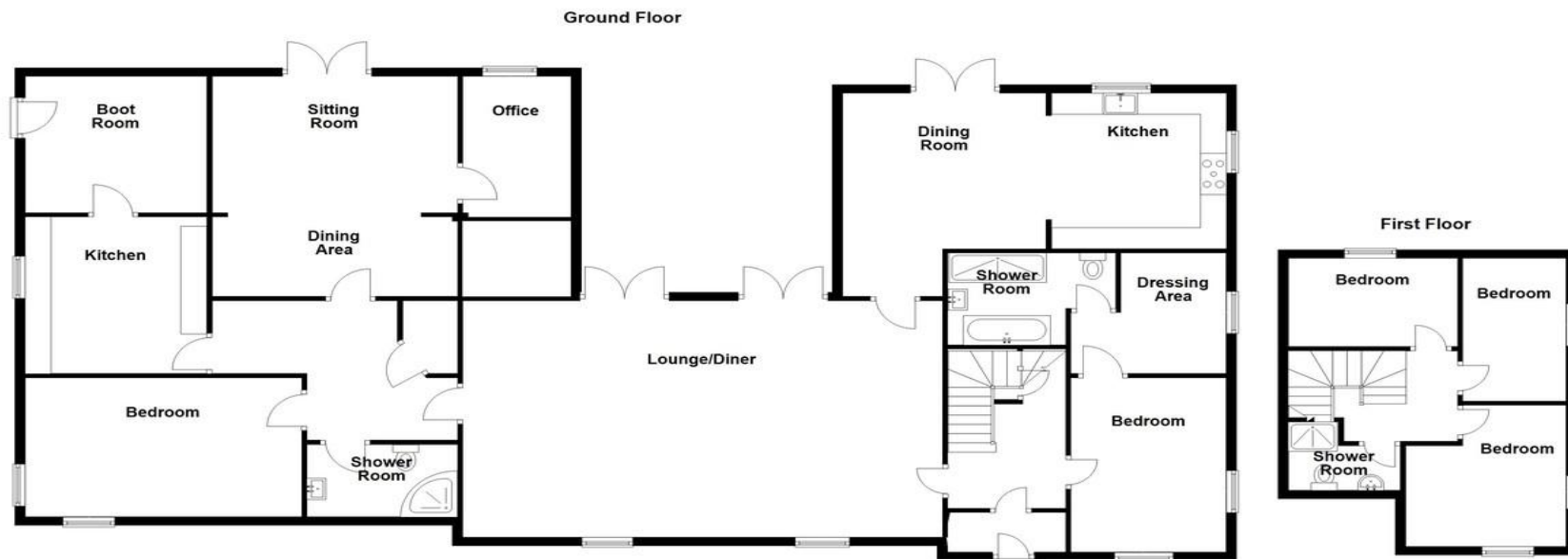


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# Floorplans

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# Property Room Sizes

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## PORCH

## HALL

9' 8" x 8' 8" (2.95m x 2.64m)

## LOUNGE

31' 6" x 17' 8" (9.6m x 5.38m)

## DINING ROOM

14' 1" x 12' (4.29m x 3.66m)

## KITCHEN

14' 1" x 12' 9" (4.29m x 3.89m)

## BEDROOM(GROUND FLOOR)

13' 9" x 13' 3" (4.19m x 4.04m)

## DRESSING ROOM

12' 2" x 11' 7" (3.71m x 3.53m)

## ENSUITE

10' 6" x 8' 9" (3.2m x 2.67m)

## BEDROOM(1ST FLOOR)

13' 2" x 11' 8" (4.01m x 3.56m)

## BEDROOM(1ST FLOOR)

11' 7" x 9' 2" (3.53m x 2.79m)

## BEDROOM(1ST FLOOR)

10' 7" x 9' 2" (3.23m x 2.79m)

## ANNEXE

## BEDROOM

15' 1" x 11' (4.6m x 3.35m)

## LOUNGE/DINER

22' 4" x 12' (6.81m x 3.66m)

## OFFICE

12' 6" x 8' 3" (3.81m x 2.51m)

## KITCHEN

11' 9" x 8' 9" (3.58m x 2.67m)

## BOOT ROOM

13' 3" x 8' 1" (4.04m x 2.46m)

## SHOWER ROOM

7' 3" x 5' (2.21m x 1.52m)



PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE TELEPHONE YOUR LOCAL BRANCH BELOW:

63 – 65 George Street, Perth ..... 01738 44 43 42

41 - 43 Allan Street, Blairgowrie..... 01250 39 80 02

47a Atholl Road, Pitlochry..... 01796 54 80 14

1a James Square, Crieff.....01764 65 00 44

211 High Street, Auchterarder.....01764 66 36 66

Email [sales@nexthomeonline.co.uk](mailto:sales@nexthomeonline.co.uk)

For more information about Next Home and our services please visit [www.nexthomeonline.co.uk](http://www.nexthomeonline.co.uk)

*The only Perthshire estate agent available 7 days until 9pm*

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