



**Premier
Properties**
Perth



Strelitz Farmhouse , Blairgowrie, PH13 9PY

Offers Over £349,950

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The spacious accommodation is thoughtfully arranged over two levels and comprises a welcoming entrance hall, a bright and airy living room, a tastefully decorated kitchen/diner with integrated appliances, a formal dining room, three generously sized bedrooms, and a well-appointed family bathroom.

Externally, the property continues to impress with beautifully maintained garden grounds mainly laid to lawn, offering plenty of space for outdoor enjoyment. A standout feature is the adjoining plot of land situated to the side of the property, extending to approximately 0.350 acres — ideal for a variety of uses including equestrian, horticultural, or further development (subject to consents). Parking is available off street via a driveway.

Oil-fired heating and double glazing are installed throughout the property.

This is a rare opportunity to enjoy peaceful rural living while remaining within easy reach of local amenities and transport links.

Burrelton is a picturesque location, offering a peaceful lifestyle while still being within easy reach of local amenities and the stunning Scottish countryside. This property presents an excellent opportunity for those looking to settle in a tranquil setting without sacrificing accessibility to nearby towns and services.

- Detached Farmhouse in Burrelton
- Three spacious bedrooms
- One modern bathroom
- Two reception rooms
- Farmhouse with land
- Close to local amenities
- Near Peaceful village setting
- Viewing highly recommended



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(38-54) E		(38-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	74		60
	41		42
Scotland		Scotland	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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