



*MCEWAN FRASER LEGAL IS DELIGHTED TO PRESENT THIS 4
BEDROOM BUNGALOW IN BURRELTON, PERTHSHIRE*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal is delighted to present this 4 bedroom Bungalow in Burrelton, Perthshire. Set against the backdrop of open farmland, this impressive four-bedroom detached bungalow combines generous space, thoughtful design, and beautifully maintained gardens to create a truly special home.



The accommodation is both welcoming and practical, featuring a bright lounge, a comfortable sitting room, a dining room, and a charming conservatory that makes the most of the far-reaching rural outlook. The well-appointed kitchen is fitted with quality integrated appliances and offers ample space for family meals and entertaining, while the adjoining utility room provides excellent additional storage and practicality.

Throughout the home, the quality of finish is evident in the luxury flooring, tasteful décor, and carefully selected fixtures and fittings, all of which contribute to the home's elegant and comfortable feel.





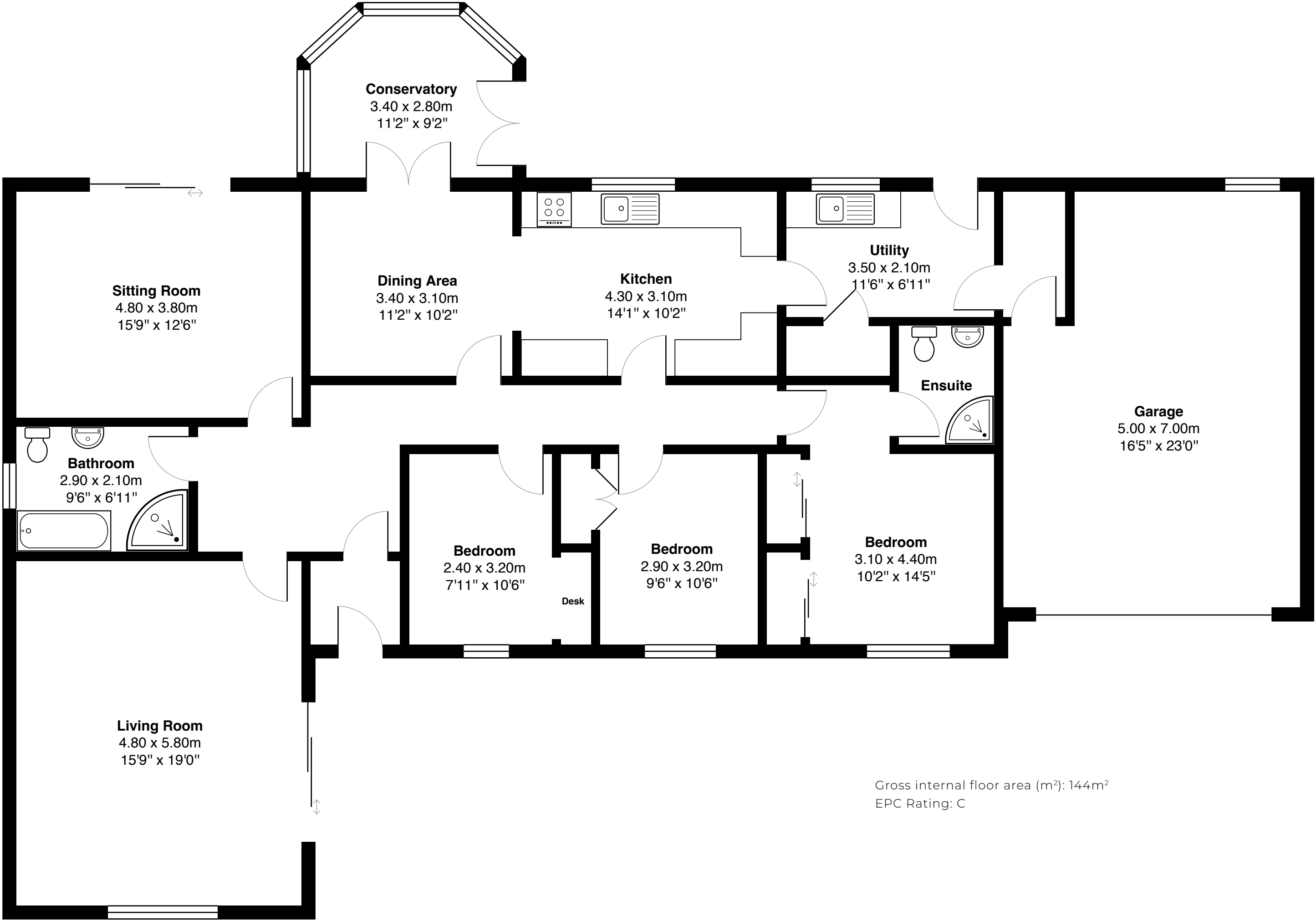






There are four bedrooms in total, including a principal bedroom with an en-suite shower room, along with a family bathroom serving the remaining rooms. The property also benefits from an integral garage, offering direct access from the home.





Gross internal floor area (m²): 144m²
EPC Rating: C



Externally, the gardens are a real highlight, beautifully landscaped, meticulously cared for, and enhanced by a summer house and greenhouse, providing wonderful spaces to relax or pursue a passion for gardening. Solar panels add an element of energy efficiency, contributing to modern, sustainable living.

This is a home that offers both elegance and comfort in equal measure, set within a peaceful rural setting while still within easy reach of nearby amenities and transport connections.



Nestled in the heart of Perthshire, Burrelton offers a peaceful village lifestyle with excellent connections to Perth, Dundee, and Blairgowrie. This welcoming community is ideal for families, featuring a strong local spirit and attractive surroundings.

Families are served by the well-regarded Burrelton Primary School, with secondary education at Blairgowrie High School. For daily needs, the village has essential amenities, with more extensive shopping and leisure options in nearby Coupar Angus and Blairgowrie. The region is a haven for outdoor pursuits, including walks, cycling, golf, and fishing on the River Isla.

With regular bus services and easy access to the A94 and A93, Perth is roughly 20 minutes away and Dundee under 40. Blending rural charm with superb connectivity, Burrelton is a perfect base for families and professionals.

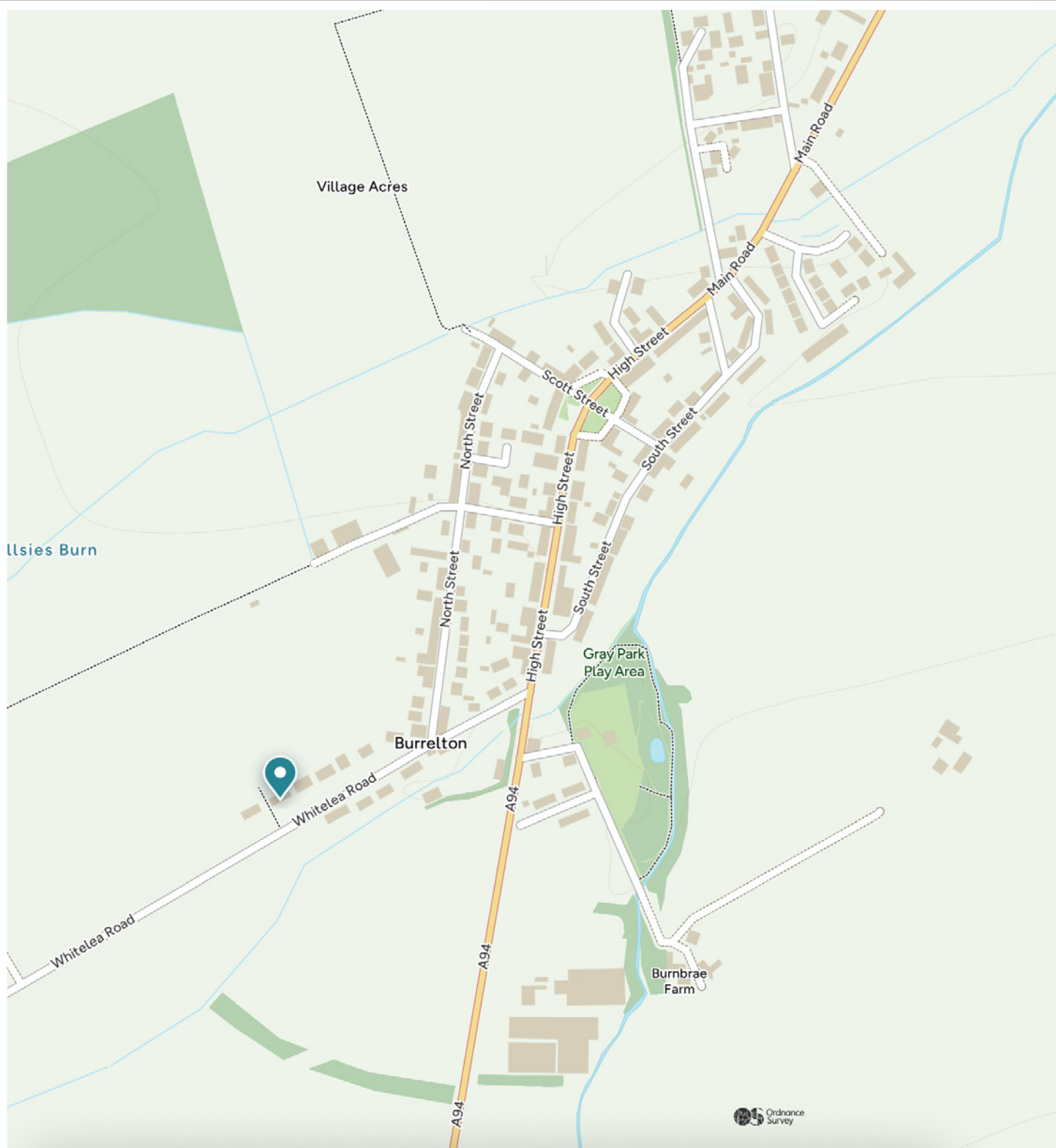


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
JAYNE SMITH
Corporate Account Manager



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.