



# Buy your next home with Next Home

Leading Perthshire Estate Agency

Burnside of Drimmie Farm Cottage, Bridge Of Cally, Blairgowrie,

Offers Over £275,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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Burnside of Drimmie Farm Cottage, Bridge Of Cally,  
Blairgowrie, PH10 7JT

Many thanks for your interest with Burnside of Drimmie Farm Cottage, Bridge Of Cally, Blairgowrie, PH10 7JT.

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

A charming cottage set in the countryside between Alyth and Blairgowrie making it remarkably well placed for commuting.

It provides convenient access to Perth and Dundee, making it ideal for those working in either city and connections to Edinburgh and Aberdeen also allow the property to function equally well as a full-time residence or a rural base with access to Scotland's key economic hubs.

The property benefits from being close to a range of local amenities, including independent shops, cafés, schools, and essential services.

For lovers of the outdoors, the location is particularly compelling. The surrounding area is rich in opportunities for fishing, scenic hiking routes, and countryside exploration. Notably, the Cateran Trail passes nearby, offering miles of well-regarded walking through varied and beautiful terrain.

The property sits within easy reach of Glenshee, renowned for its dramatic landscapes and seasonal activities including skiing and hillwalking.

The cottage presents a lifestyle where accessibility and adventure coexist and early viewing is therefore highly recommended.



# Property Summary

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We are delighted to bring to the market this charming THREE BEDROOM DETACHED COTTAGE situated within the rolling countryside close to the towns of Alyth and Blairgowrie.

The property is surrounded by countryside and therefore has lovely views.

The accommodation comprises entrance hall; lounge with dual aspect windows and wood burning stove; dining room, also with dual aspect windows and wood burning stove; conservatory; kitchen with space for free standing appliances and bathroom with 3-piece suite on the ground floor together with 3 bedrooms and WC on the first floor.

There is double glazing and oil central heating throughout.

The sizeable garden is enclosed and predominantly laid to lawn.

Early viewing is highly recommended.



# Key property features

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- ✓ Well placed for commuting to major cities
- ✓ Lounge with wood burning stove
- ✓ Dining room with wood burning stove
- ✓ Kitchen
- ✓ Conservatory
- ✓ Bathroom & WC
- ✓ Kitchen
- ✓ Lovely views
- ✓ Large garden
- ✓ Oil CH and double glazing







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# Have a property to sell?

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

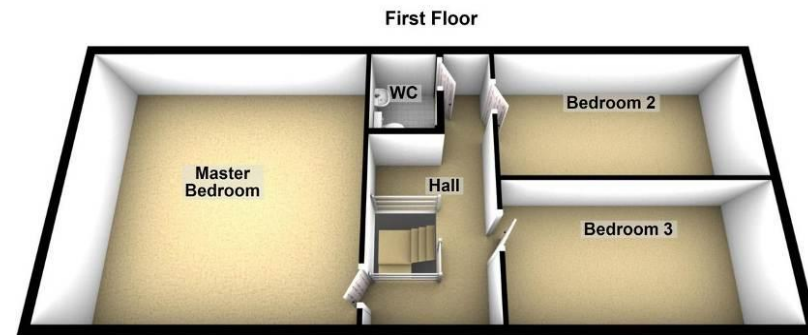
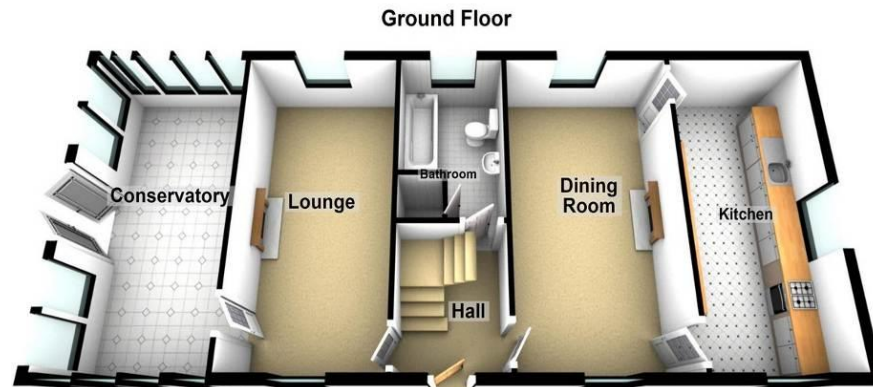


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# Floorplans

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# Property Room Sizes

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## **ENTRANCE HALL**

*6' 12" x 6' 5" (2.13m x 1.96m)*

## **LOUNGE**

*15' 9" x 12' 1" (4.8m x 3.68m)*

## **DINING ROOM**

*15' 9" x 11' 11" (4.8m x 3.63m)*

## **CONSERVATORY**

*13' 9" x 8' 1" (4.19m x 2.46m)*

## **KITCHEN**

*15' 9" x 8' 1" (4.8m x 2.46m)*

## **LANDING**

*13' 0" x 6' 1" (3.96m x 1.85m)*

## **BEDROOM**

*18' 1" x 12' 0" (5.51m x 3.66m)*

## **BEDROOM**

*11' 9" x 8' 3" (3.58m x 2.51m)*

## **BEDROOM**

*11' 9" x 8' 3" (3.58m x 2.51m)*

## **BATHROOM**

*8' 2" x 6' 2" (2.49m x 1.88m)*

## **WC**

*3' 11" x 3' 11" (1.19m x 1.19m)*



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.



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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)

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