

Simple Approach



Estate Agents



**Heather House Whitelea Road, Blairgowrie  
PH13 9NY**

**Offers over £599,995**



This beautifully presented detached home offers exceptional living space throughout, making it a perfect choice for a growing family or anyone seeking generous, versatile accommodation. Set on a substantial plot within the peaceful village of Burrelton, Heather House combines modern comfort with a fantastic outdoor setup ideal for both relaxation and practical use.

Upon entering, you are greeted by a bright and welcoming entrance hallway, setting the tone for the light-filled accommodation that follows. The spacious lounge offers a warm and inviting atmosphere, beautifully enhanced by large windows that flood the room with natural light. The heart of this home is the stunning open-plan kitchen and dining area, designed with both style and functionality in mind. A separate utility room adds further convenience. The property boasts four well-proportioned bedrooms, two of which enjoy modern ensuite shower rooms. A further family bathroom serves the remaining bedrooms.

Set on a large plot, the home benefits from a sizeable driveway, offering extensive off-street parking. The beautifully presented rear garden provides an ideal outdoor space, perfect for families, gardening enthusiasts, or those who love to entertain. Additional features include a double garage, fully insulated and equipped with heating and electricity—ideal for storage, hobbies, or workshop use. There is also a separate shed, fitted with electricity and impressively housing a gym, toilet, and shower, providing fantastic flexibility for home workouts or guest use. The property is fully fitted with oil-fired central heating and double glazing, ensuring warmth and energy efficiency all year round.

**Lounge**  
A rare opportunity to acquire a spacious, modern, and immaculately maintained home in a sought-after rural location—early viewing is highly recommended.  
16'11" x 24'9" (5.17 x 7.56)

### Kitchen / Dining Room

19'9" x 28'5" (6.03 x 8.67)

### Utility Room

9'10" x 6'5" (3.02 x 1.96)

### Master Bedroom

16'0" x 16'2" (4.88 x 4.95)

### Master Ensuite Shower Room

7'11" x 7'2" (2.42 x 2.20)

### Bedroom Two

12'3" x 10'5" (3.74 x 3.19)

### Ensuite Shower Room

4'3" x 6'3" (1.30 x 1.93)

### Bedroom Three

11'8" x 11'7" (3.58 x 3.54)

### Bedroom Four

11'6" x 11'11" (3.51 x 3.64)

### Family Bathroom

11'8" x 9'9" (3.57 x 2.99)

### Wooden Garage

40 x 20 (12.19m x 6.10m)

### Car Port

36 x 20 (10.97m x 6.10m)

### Stone Build Garage

36 x 18 (10.97m x 5.49m)

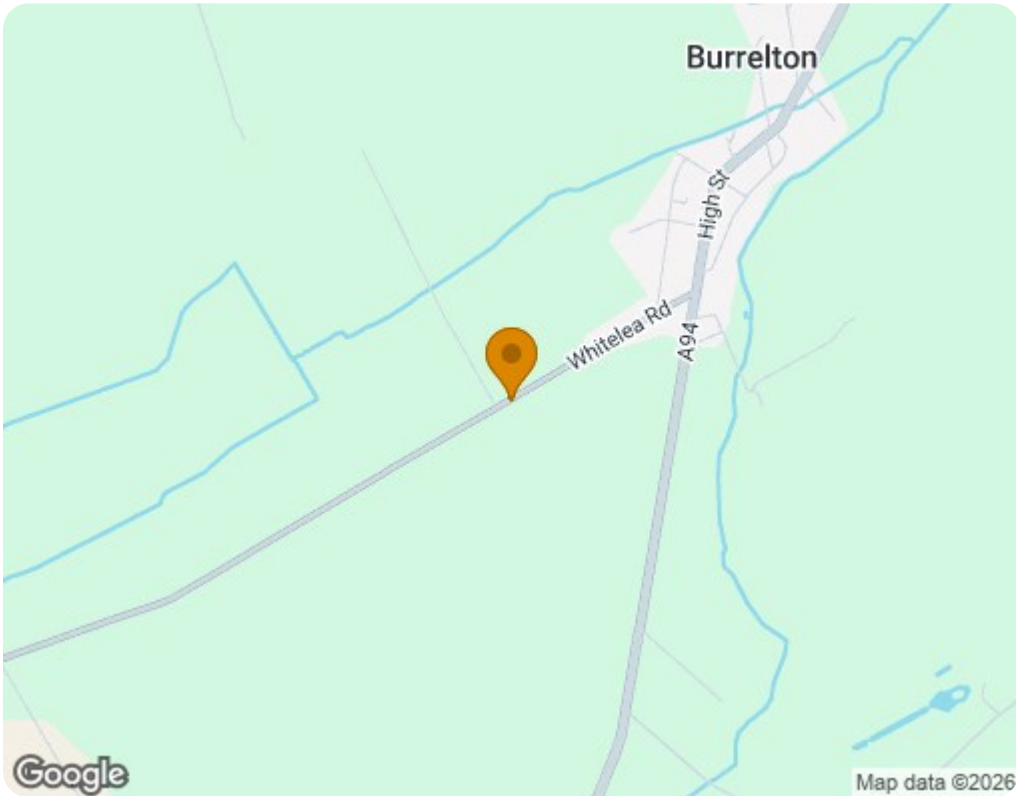




- Beautifully presented detached family home
- Alarmed CCTV
- Set on a large plot with beautifully maintained rear garden
- 1 Acre Plot To The Rear (1.4 Acres of land in total)
- Spacious and light-filled lounge
- Four generous bedrooms
- Oil-fired central heating and double glazing
- Stunning open-plan kitchen, dining area & separate utility room
- Two modern ensuite shower rooms
- Large double garage with insulation, heating & electricity







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