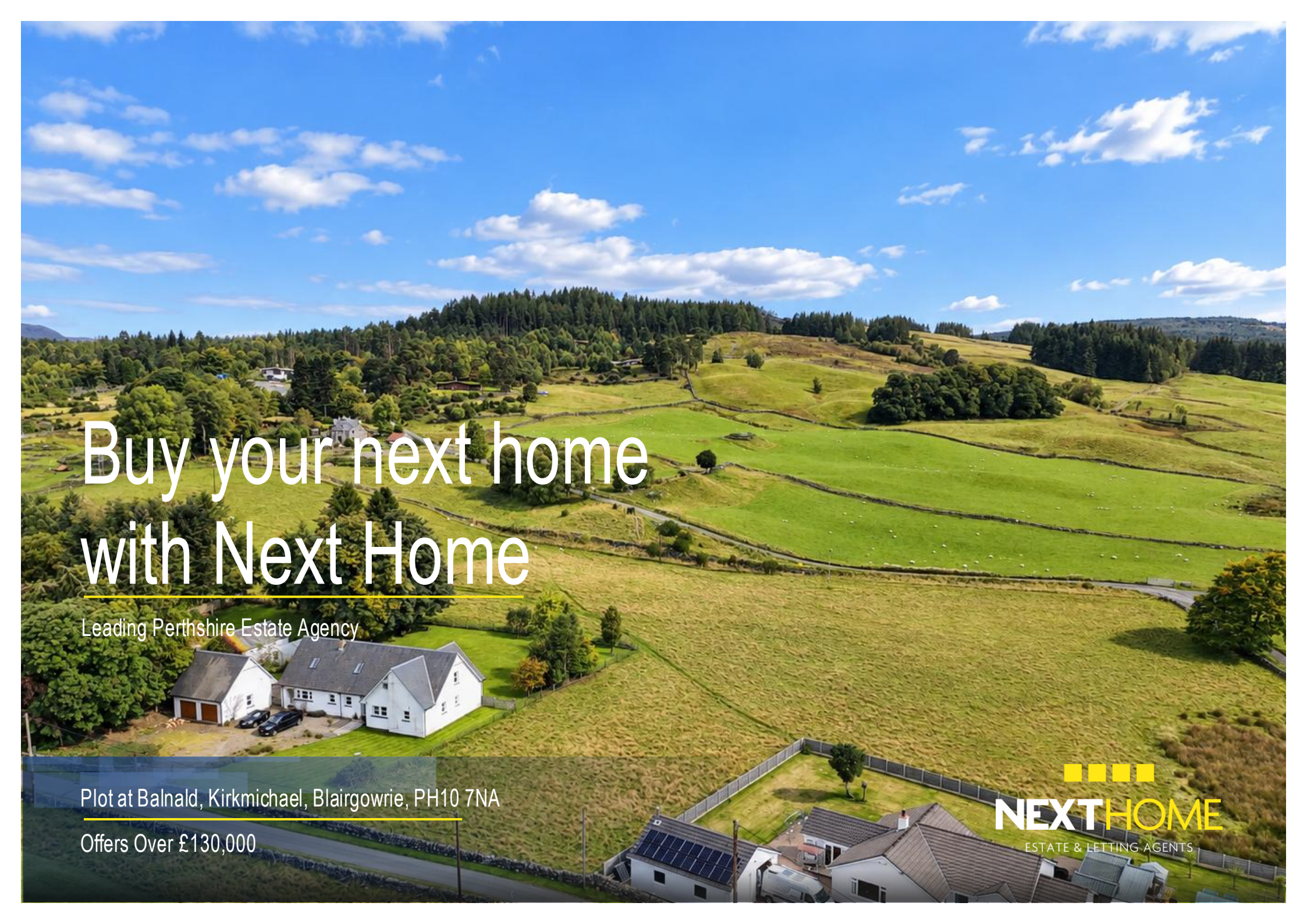




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Leading Perthshire Estate Agency

Plot at Balnald, Kirkmichael, Blairgowrie, PH10 7NA

Offers Over £130,000

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Buying with Next Home

Plot at Balnald, Kirkmichael, Blairgowrie, PH10 7NA

Many thanks for your interest with Plot at Balnald, Kirkmichael, Blairgowrie, PH10 7NA.

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

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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.

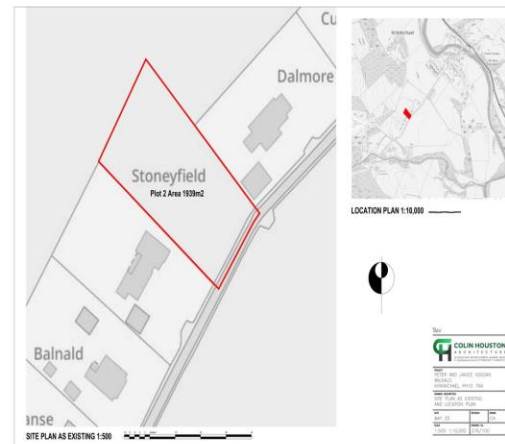
If you would like to be kept informed of other great properties like this one please register on our hot buyers list, where we will email you of new property listings and property open days.

About the Area

Local amenities within Kirkmichael include a nursery, primary school, church, hotel and community owned village shop. The towns of Blairgowrie and Pitlochry are equidistant at approximately 12 miles away and secondary schooling can be found in both.

Blairgowrie is a thriving town with the High Street being the focal point having a variety of local shops including a butcher, book shop, antique and local craft and gift shops together with well-known department stores and supermarkets. There is both primary and secondary schooling within the town. Blairgowrie also boasts its own championship golf course at Rosemount, which is considered one of the best courses in Scotland. To the North of the town is Spittal of Glenshee which has Scotland's largest ski centre.

Pitlochry is set in the heart of the beautiful Perthshire countryside and is served by a wide range of local facilities and amenities including shopping, banking, professional offices, doctor's surgery and a community hospital.



Building Plot Summary

An exciting opportunity to acquire a generous building plot in a peaceful setting at Balnald, near Kirkmichael, with planning permission for an impressive contemporary three-bedroom detached home and garage.

The proposed single-storey home has been thoughtfully designed to take advantage of its southerly aspect and open outlook. The accommodation is arranged around a central top-lit hallway, with the main living areas positioned to maximise the natural light and outlook, while the bedrooms enjoy a more private position overlooking the rear garden.

The design combines contemporary architecture with natural materials, including stone and contrasting timber cladding, complemented by anthracite-style triple-glazed windows and doors. A distinctive monopitch sedum green roof adds to the modern design while helping the property sit naturally within its rural surroundings.

The existing stone boundary wall along Balnald Road is to be retained, with a new private driveway providing access.

Key property features

- ✓ Picturesque location
- ✓ Great size plot
- ✓ Services already beside plot
- ✓ Quiet location
- ✓ Stunning views
- ✓ Close to Pitlochry
- ✓ Rare to the market
- ✓ 25/00740/FLL
- ✓ Full planning permission





SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



Rev

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PROJECT
PETER AND JANICE HOGGAN
BALNARD
KIRKMICHAEL PH10 7NA





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 driveways. 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.



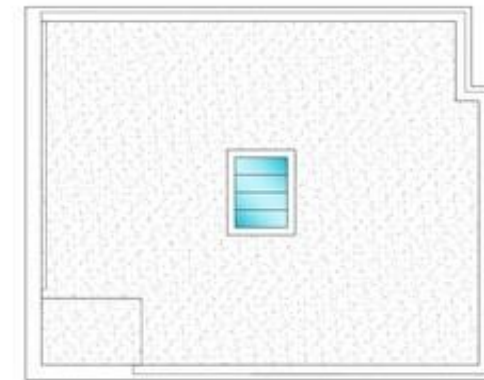
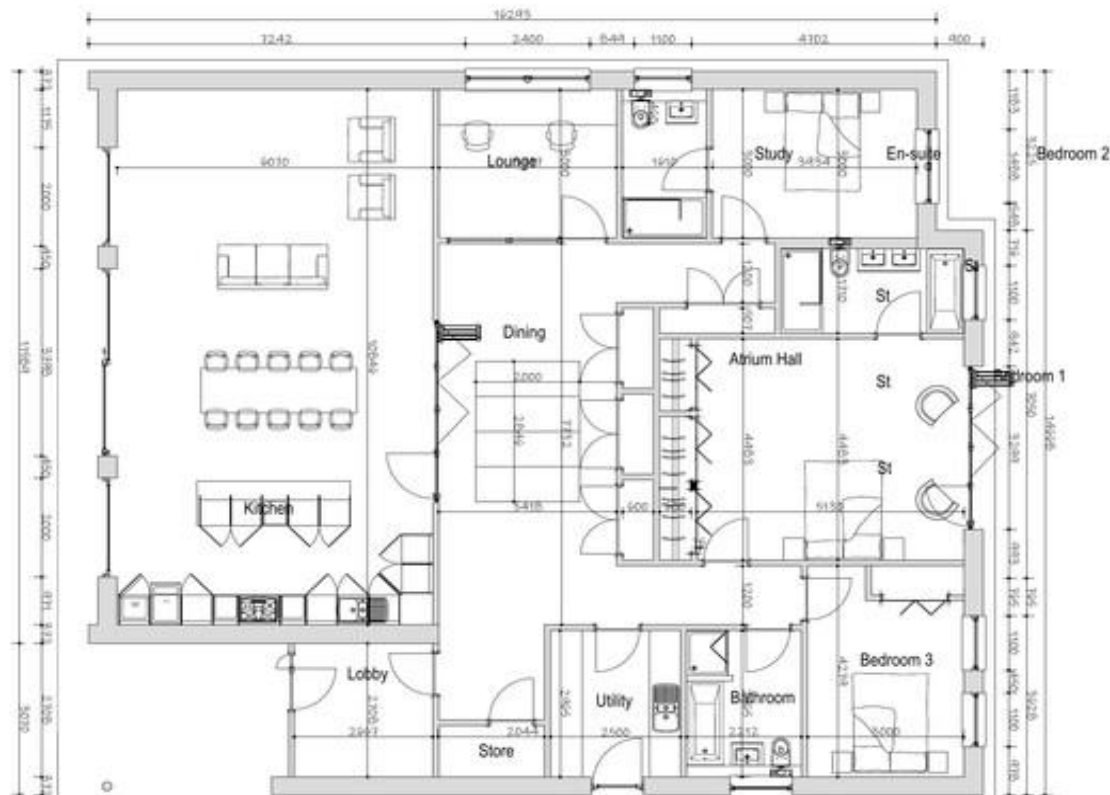
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Floorplans



STREETSCAPE VIEW 1:300



ROOF PLAN

%image_c_21_329%

Proposed Dwelling & Garage
Balnald, Kirkmichael, PH10 7NA



South Elevation



North Elevation



East Elevation

A contemporary home in a beautiful Perthshire setting

COLIN HOUSTON
ARCHITECTURE 

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:

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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

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