

Simple Approach



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

**Offers over £549,950**

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, this 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 and workshop use along with a double Car Port to the Right Hand Side. There is also a double stone built garage fitted with electricity and impressively housing a gym, toilet, and shower, providing fantastic flexibility for home workouts or guest use, this would also be ideal for an Annex Conversion. The property is fully fitted with oil-fired central heating and double glazing, ensuring warmth and energy efficiency all year round.

A rare opportunity to acquire a spacious, modern, and immaculately maintained home in a sought-after rural location—early viewing is highly recommended.

**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**

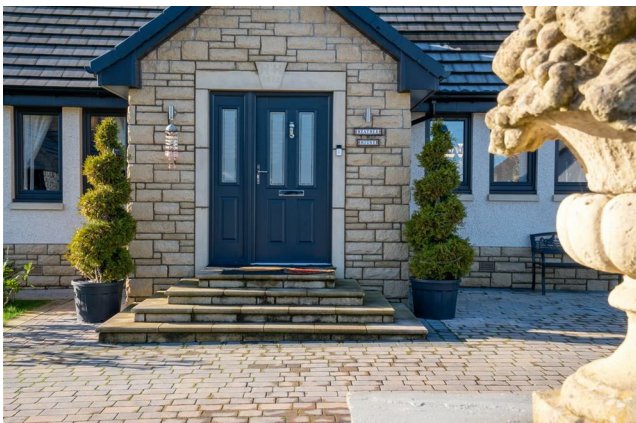
40 x 20 (12.19m x 6.10m)

**Car Port**

36 x 20 (10.97m x 6.10m)

**Stone Build Garage**

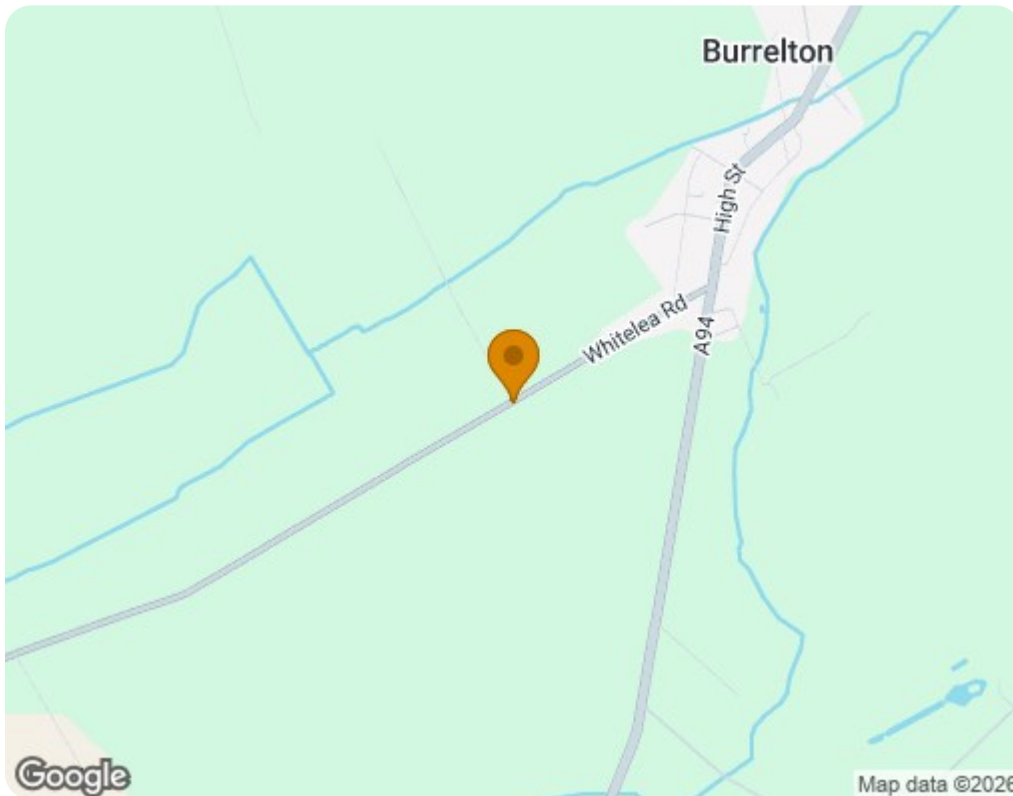
36 x 18 (10.97m x 5.49m)





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





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