

MILLER GERRARD

Solicitors and Estate Agents



**CRAIGTON FARMHOUSE
COTTAGE**

BRIDGE OF CALLY

PH10 7LH

OFFERS OVER

£300,000

**BUILDING PLOT WITH
APPROVED**

**PLANNING ALSO
AVAILABLE**

EPC RATING 'B'

COUNCIL TAX BAND 'C'

Charming 3-Bedroom Country Cottage with Panoramic Views – Bridge of Cally

Nestled in the heart of the picturesque village of Bridge of Cally, this enchanting three-bedroom detached cottage has been beautifully and sympathetically renovated to the highest standard. Perfectly blending rustic character with luxury modern living, this exceptional property sits enveloped by rolling Scottish hills. It offers a rare opportunity to own a turnkey countryside sanctuary with breath-taking uninterrupted scenic views.

Stepping inside, you are welcomed by a bright, inviting hallway that leads into a stunning, spacious lounge. The room features a feature fireplace with multi-fuel stove, perfect for cosy winter evenings after exploring the local glens. The heart of the home is the beautifully renovated kitchen. It comes fully equipped with integrated appliances, sleek contemporary worktops, and multiple windows for enjoying the view. Large windows throughout the property flood every room with glorious natural light while framing the spectacular local scenery.

The cottage boasts three generously sized, beautifully decorated bedrooms. Each offers a peaceful retreat with unique architectural quirks and elevated views of the landscape. The property is completed by a luxury family bathroom featuring high-end fixtures and contemporary tiling.

Designed with maximum sustainability in mind, the home's heating infrastructure has been entirely modernised. The advanced air source heat pump works in perfect tandem with the roof-mounted solar panels, delivering clean, reliable, and incredibly cost-effective energy year-round.

The interior flows seamlessly out to an expansive, beautifully maintained large garden. The outdoor space is a true haven for nature lovers, offering a mix of lush green lawns, a vibrant patio area for alfresco dining and mature planting. It provides the ultimate vantage point to sit back, relax and drink in the dramatic, panoramic vistas of the surrounding Perthshire countryside.

Key Features:

- Beautifully renovated three-bedroom country cottage in absolute turnkey condition
- Eco-friendly infrastructure featuring advanced solar panels and an air source heat pump
- High energy-efficient system designed to significantly lower monthly utility costs
- Expansive, private large garden ideal for families, gardening enthusiasts, and outdoor hosting
- Breath-taking panoramic views of the stunning Bridge of Cally scenery and hills
- Sympathetically updated with a perfect balance of traditional charm and modern luxury
- Bright and spacious kitchen with premium finishes
- Envidable location, acting as the perfect gateway to the Highlands and Glenshee
- Excellent income potential as a high-end holiday let or a peaceful primary residence

Properties of this caliber in such an idyllic, sought-after location rarely stay on the market for long. This home must be experienced in person to be fully appreciated. Contact Miller Gerrard today on 012501873468 to arrange your private viewing.















Prime Development Plot with Planning Permission | Bridge of Cally

An exceptional rural development opportunity located in the picturesque, highly sought-after area of Bridge of Cally, Blairgowrie (PH10). This prime building plot comes with the benefit of full approved planning permission for a detached two-bedroom property.

The site is available for purchase as an independent development project or by separate negotiation alongside the neighbouring main residence.

Location: Bridge of Cally, Blairgowrie, Perthshire, PH10

Planning Reference: 24/00800/FLL (Perth & Kinross Council)

Permitted Development: Detached 2-bedroom residential dwelling

Setting: Scenic Highland fringe location near the River Ardle

Pre-Approved Planning: Full planning reference **24/00800/FLL** eliminates the risk and delays of the application process, allowing immediate progression to the building stage.

Flexible Acquisition: Buy standalone to build a bespoke home, or secure via separate negotiation with the main house.

Tourism & Lifestyle Appeal: Situated at the gateway to Glenshee, the plot holds immense potential as a high-yield holiday letting investment or a tranquil rural retreat.

Multi-Generational Potential: If purchased with the main residence, the plot is ideal for constructing a luxury guest cottage, independent granny annex, or preserving expansive private grounds.

Purchase Options

Option 1: Standalone Plot Purchase

Acquire the land independently to build a modern, high-spec two-bedroom property. Perfect for self-builders, local developers or buyers looking to establish a holiday home in a prime Perthshire tourism hotspot.

Option 2: Separate Negotiation with the Main House

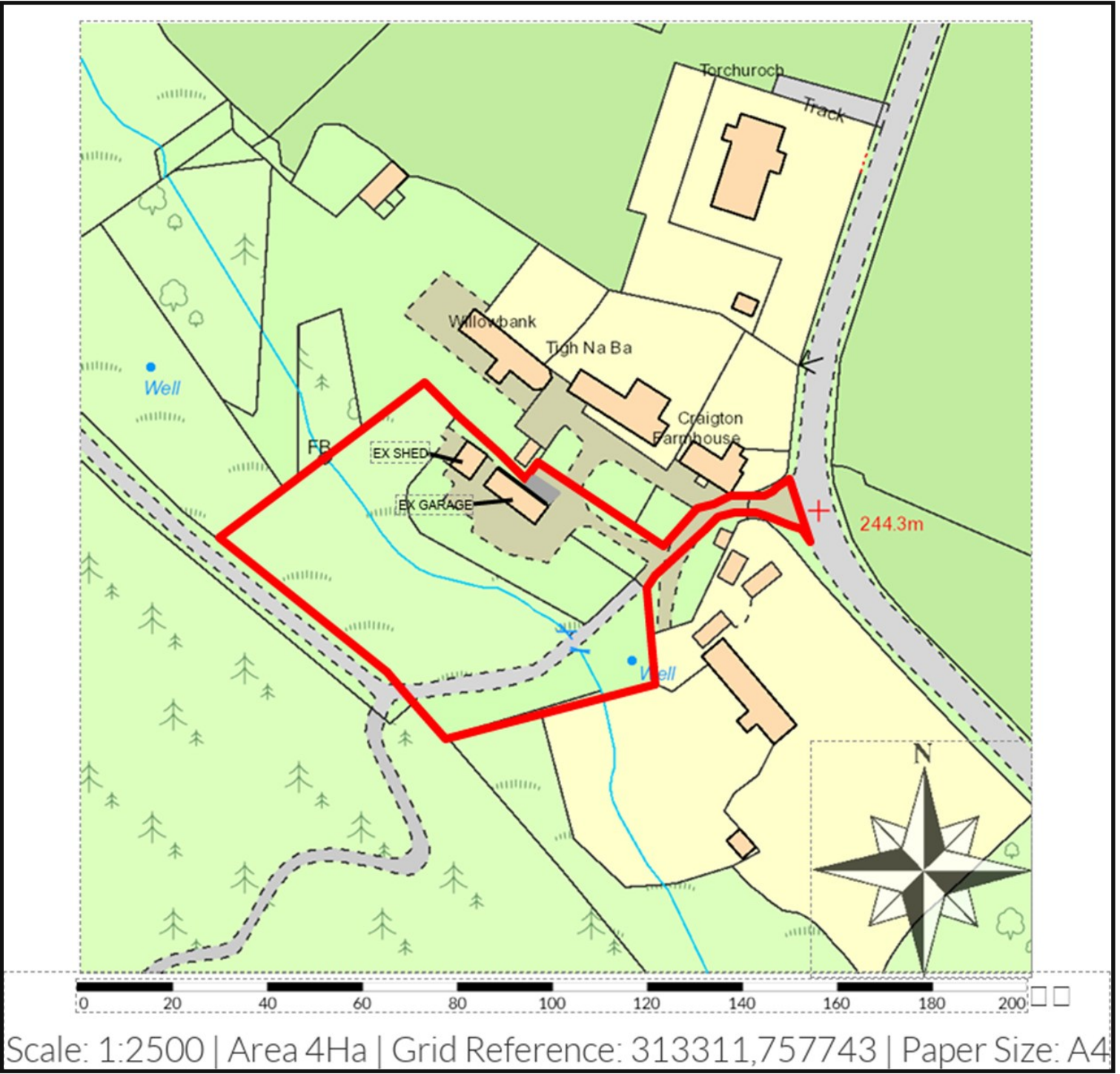
Secure the plot in tandem with the adjacent property. This option lets you control the surrounding boundary, expand your total acreage, protect your immediate privacy, or develop secondary family accommodation.

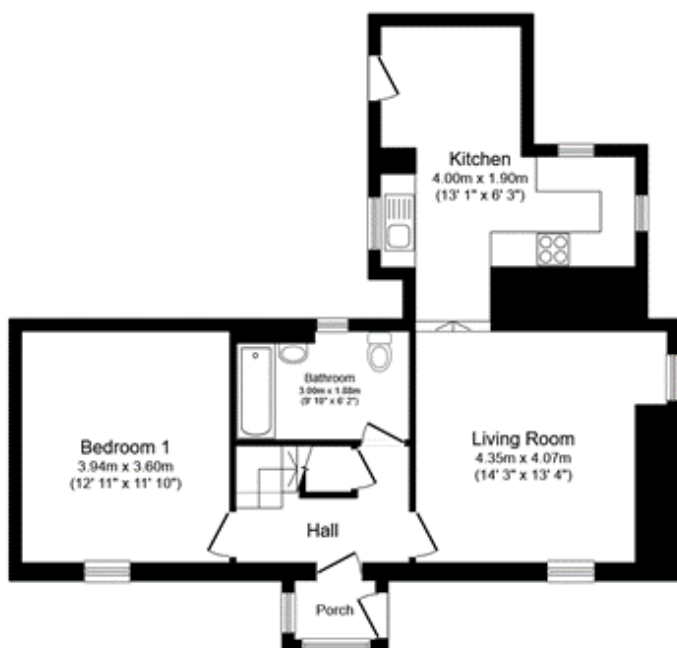
Viewings & Documentation

Full architectural drawings, decision notices, and site maps can be reviewed via the local planning authority portal using reference **24/00800/FLL**. Viewings are strictly by appointment.

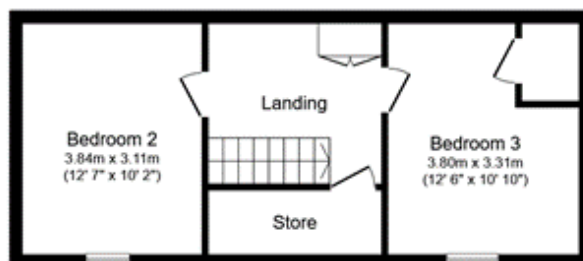
Guide Price: Available upon application (Price on Application)

Contact: Miller Gerrard 01250873468





Ground Floor



First Floor

Total floor area: 102.9 sq.m. (1,108 sq.ft.)

ROOM DIMENSIONS	(in meters)		(in meters)
LIVING ROOM	4.35 X 4.07	KITCHEN	4.00 SX 1.90
BATHROOM	3.00 X 1.88	BEDROOM 1	3.94 X 3.60
BEDROOM 2	3.84 X 3.11	BEDROOM 3	3.80 X 3.31

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Please note - if any domestic appliances are included in the price, they must be accepted as seen, with no guarantee as to their condition. It is strongly recommended that any interested party should read the Home Report on the property. Any matters concerning the property mentioned in the Home Report should be considered to have been disclosed by these particulars of sale.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given..

THE ABOVE PARTICULARS, WHILE BELIEVED TO BE TRUE, ARE NOT GUARANTEED AND WILL NOT BE HELD TO FORM PART OF ANY CONTRACT OF SALE