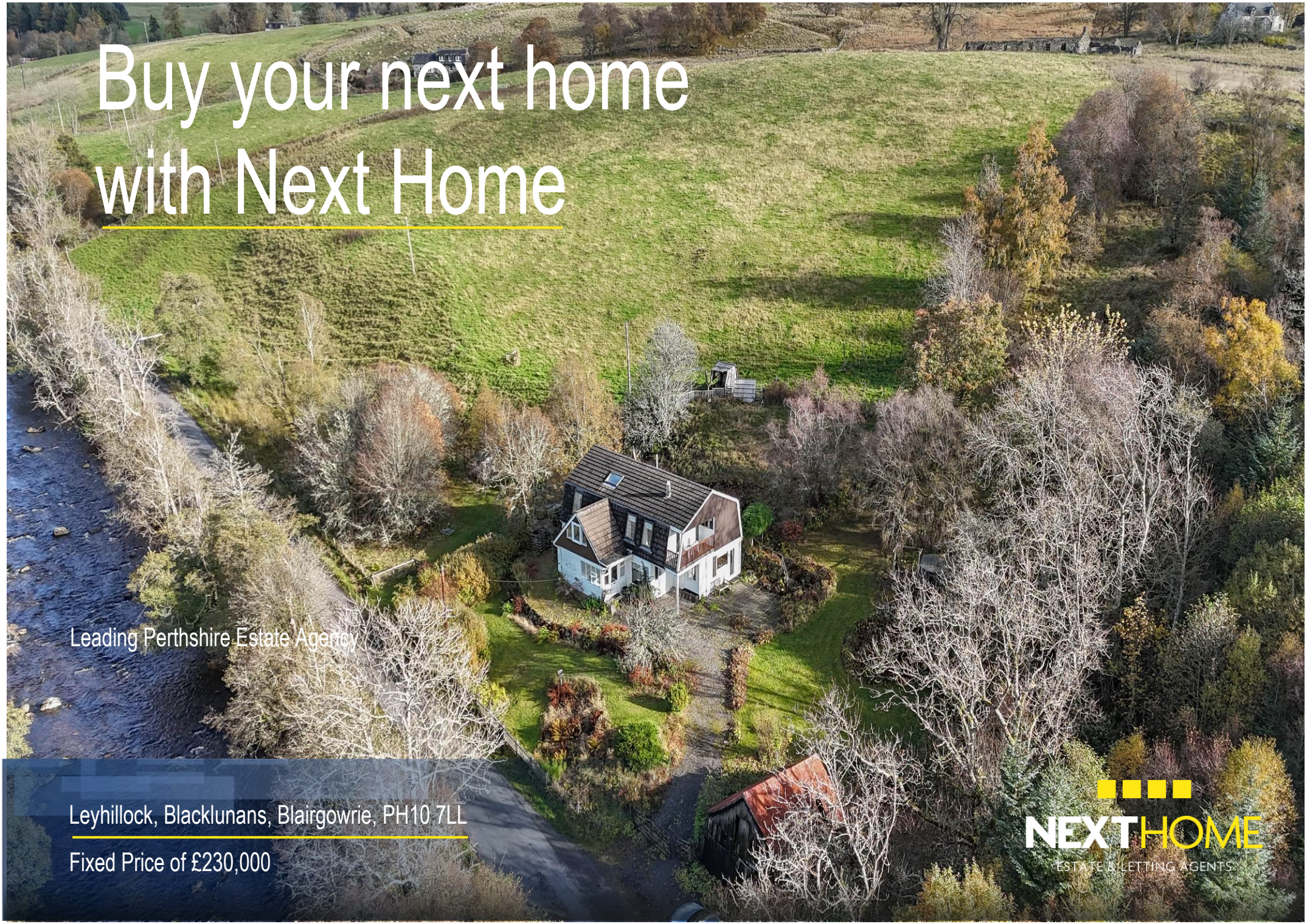

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First Time Buyer with No Deposit



Next Home's Buying Guide



Next Home Open Days

About the Area

Located in Blacklunans, approximately 20 minutes from Blairgowrie, this property offers the best of both worlds — the tranquillity of rural life with access to local amenities, schools, and transport links.

The surrounding area offers excellent opportunities for walking, cycling, fishing, and wildlife watching, with the Cairngorms National Park within easy reach.

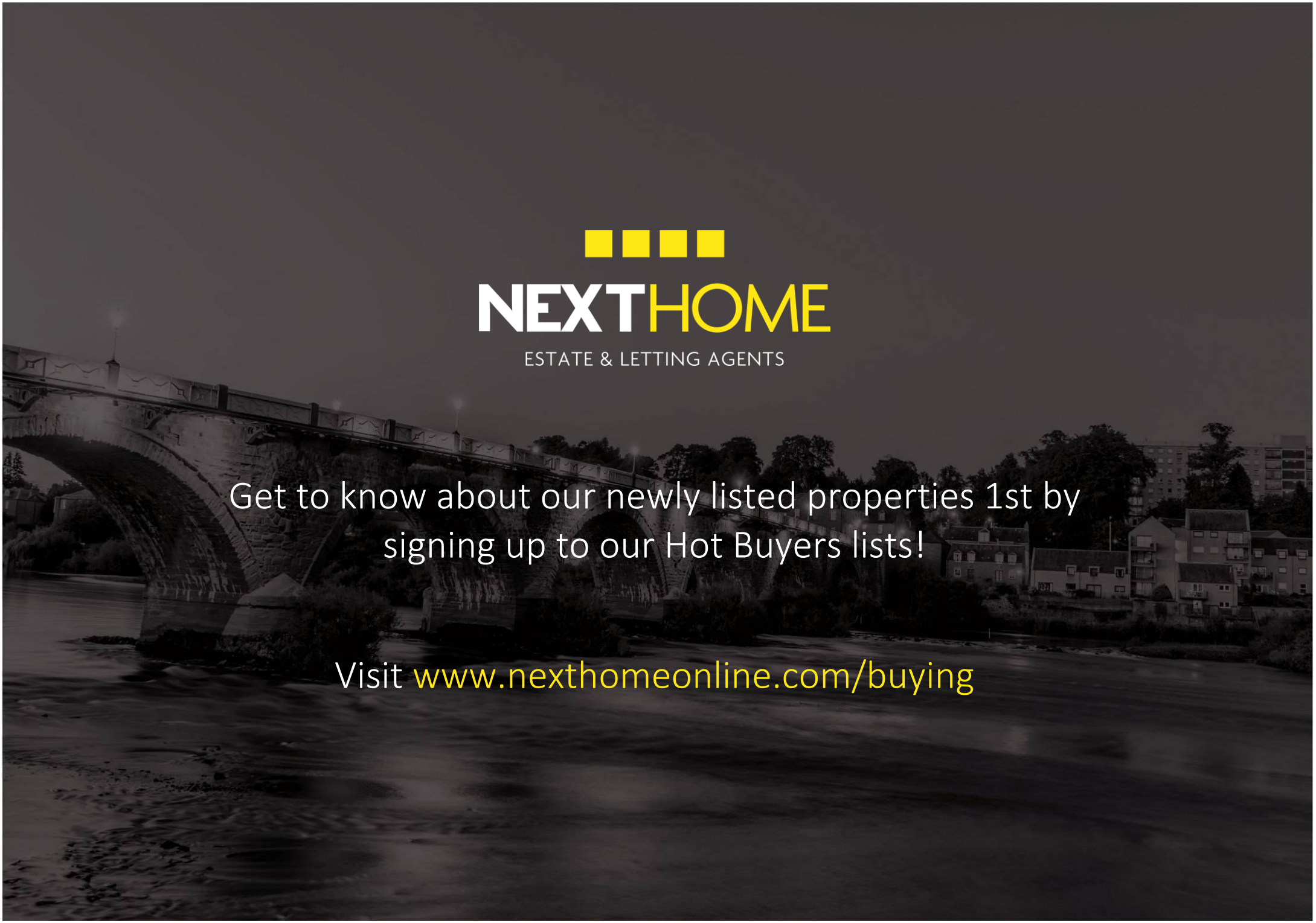











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Property Summary

Situated in the rural setting of Blacklunans, near Blairgowrie, this five-bedroom detached villa is in need of renovation throughout and offers a development opportunity, occupying a private plot of approximately 1.5 acres with countryside and river views.

The property offers spacious and flexible accommodation with scope for modernisation and reconfiguration.

The existing accommodation comprises a lounge, dining room, study, large kitchen/dining room, separate utility and five bedrooms. Two bedrooms have direct balcony access, one benefits from an en-suite shower room and another enjoys views towards the river.

The extensive grounds include a mature garden, summer house, garden sheds and an area of natural woodland featuring birch, rowan and pine trees. A small burn runs through both the woodland and garden.

There is ample off-street parking and potential for the addition of a garage or workshop, subject to the necessary planning consents.

The property would suit developers or buyers seeking a substantial renovation project in a peaceful rural location.





Key property features

- Rare to the market
- Large plot
- Stunning countryside views
- 5 Bedrooms
- Chain free
- Great potential
- Balcony
- Rural & quiet location
- River views
- Spacious rooms throughout





























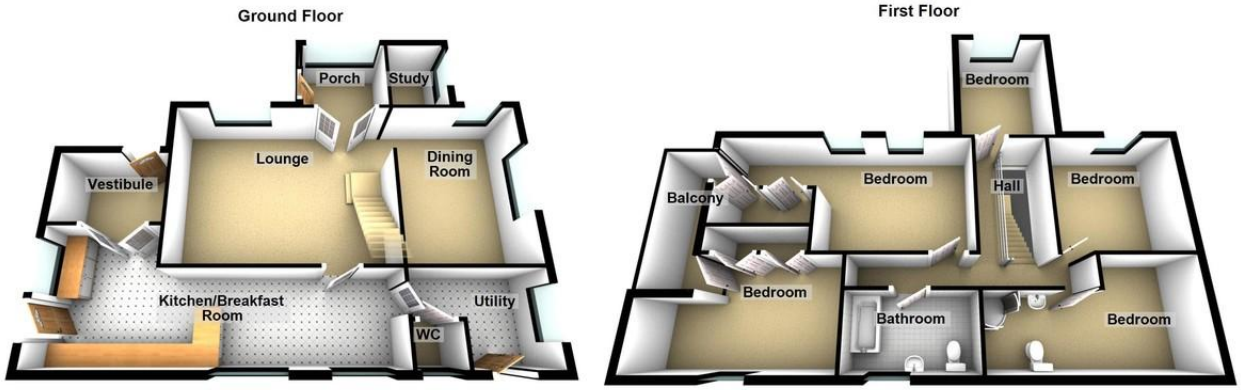







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Floorplans


Ground Floor
Porch
Study
Lounge
Dining Room
Vestibule
Kitchen/Breakfast Room
Utility
WC
First Floor
Bedroom
Bedroom
Hall
Bedroom
Balcony
Bedroom
Bathroom
Bedroom







Property Room sizes

PORCH
8' 2" x 7' 5" (2.49m x 2.26m)
VESTIBULE
7' 1" x 4' 1" (2.16m x 1.24m)
LOUNGE
10' 1" x 14' 3" (3.07m x 4.34m)
DINING ROOM
13' 8" x 10' 8" (4.17m x 3.25m)
KITCHEN/BREAKFAST ROOM
22' 8" x 11' 1" (6.91m x 3.38m)
UTILITY ROOM
12' 1" x 7' 5" (3.68m x 2.26m)
W/C

STUDY
7' 9" x 5' 4" (2.36m x 1.63m)

LANDING

BEDROOM
19' 1" x 9' 6" (5.82m x 2.9m)
BEDROOM
12' 5" x 11' 5" (3.78m x 3.48m)
BEDROOM
10' 6" x 9' 1" (3.2m x 2.77m)
SHOWER AREA
7' 1" x 5' 9" (2.16m x 1.75m)
BEDROOM
10' 4" x 9' 2" (3.15m x 2.79m)
BEDROOM
10' 5" x 10' 1" (3.18m x 3.07m)
BATHROOM
8' x 5' 9" (2.44m x 1.75m)

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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