



**Premier  
Properties**  
Perth



## **Strelitz Farmhouse , Blairgowrie, PH13 9PY**

### **Offers Over £349,950**

 **3**  **1**  **2**  **E**

The spacious accommodation is thoughtfully arranged over two levels and comprises a welcoming entrance hall, a bright and airy living room, a tastefully decorated kitchen/diner with integrated appliances, a formal dining room, three generously sized bedrooms, and a well-appointed family bathroom.

Externally, the property continues to impress with beautifully maintained garden grounds mainly laid to lawn, offering plenty of space for outdoor enjoyment. A standout feature is the adjoining plot of land situated to the side of the property, extending to approximately 0.350 acres — ideal for a variety of uses including equestrian, horticultural, or further development (subject to consents). Parking is available off street via a driveway.

Oil-fired heating and double glazing are installed throughout the property.

This is a rare opportunity to enjoy peaceful rural living while remaining within easy reach of local amenities and transport links.

Burrelton is a picturesque location, offering a peaceful lifestyle while still being within easy reach of local amenities and the stunning Scottish countryside. This property presents an excellent opportunity for those looking to settle in a tranquil setting without sacrificing accessibility to nearby towns and services.

- Detached Farmhouse in Burrelton
- Three spacious bedrooms
- One modern bathroom
- Two cosy reception rooms
- Farmhouse with land
- Close to local amenities
- Near Peaceful village setting
- Viewing highly recommended





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	
			74
			41

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	
			60
			42



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