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Leading Perthshire Estate Agency

Hillocks Farm, Burrelton, Blairgowrie, PH13 9PX

Offers Over £450,000


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ESTATE & LETTING AGENTS

Buying with Next Home

Hillocks Farm, Burrelton, Blairgowrie, PH13 9PX

Many thanks for your interest with Hillocks Farm, Burrelton, Blairgowrie, PH13 9PX.

Next Home Estate Agents dedicate themselves to be available when you are, offering an unbeatable service 7 days a week until 9pm.

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

Not only are we Perthshire's Number 1 choice but we are also local. One of the reasons we know the local markets so well is because we live here. So let us guide you through the selling and buying process.

If you're a first time buyer we have incentives to help get you onto the property ladder - our consultants can advise you through the whole process.

We offer free, no obligation mortgage advice to all our buyers.

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

The property is located just outside the village of Burrelton and benefits from having stunning views and a large garden which was previously a paddock.

Burrelton is a desirable village ideal for the commuter and having the benefit of many local amenities including a primary school, post office, convenience store, butcher, Inn with restaurant and park with tennis courts.

There is also a bowling club and football pitch in the village and secondary schooling can be found in the nearby town of Blairgowrie or city of Perth.

The property is also ideally located for outdoor enthusiasts with a variety of walks and off road cycling available nearby.



Property Summary

We are delighted to bring to the market this deceptively spacious DETACHED 3/4 BEDROOM traditional villa with magnificent countryside views situated within a large plot.

The charming property combines traditional features with contemporary décor.

The versatile accommodation comprises porch; entrance hall; spacious open plan dining/kitchen/sitting room with double doors to the garden and feature wood burning stove; utility room; shower room with white suite; lounge with wood burning stove; family room with traditional fire and bedroom/study on the ground floor level together with a bathroom and 3 further double bedrooms on the first floor, the principal room having a walk in wardrobe, en-suite shower room and double doors to the balcony which affords beautiful views.

There is oil central heating and double glazing throughout.

Externally the garden grounds are predominantly laid to lawn with planted borders, a paved patio area and separate decking area. Timber cabin with power, light and drainage which is currently utilised as a games room/bar. Large driveway.



Key property features

- ✓ Detached Traditional Villa
- ✓ Large Open plan Kitchen/Dining/Sitting Room
- ✓ Lounge and Family Room
- ✓ 3 Double bedrooms & study
- ✓ Shower room, Bathroom & En-suite shower room
- ✓ 2 Wood Burning Stoves
- ✓ Magnificent Countryside Views
- ✓ Large Landscaped Gardens
- ✓ Cabin with Power, light and plumbing
- ✓ Rare to the market











Have a property to sell?

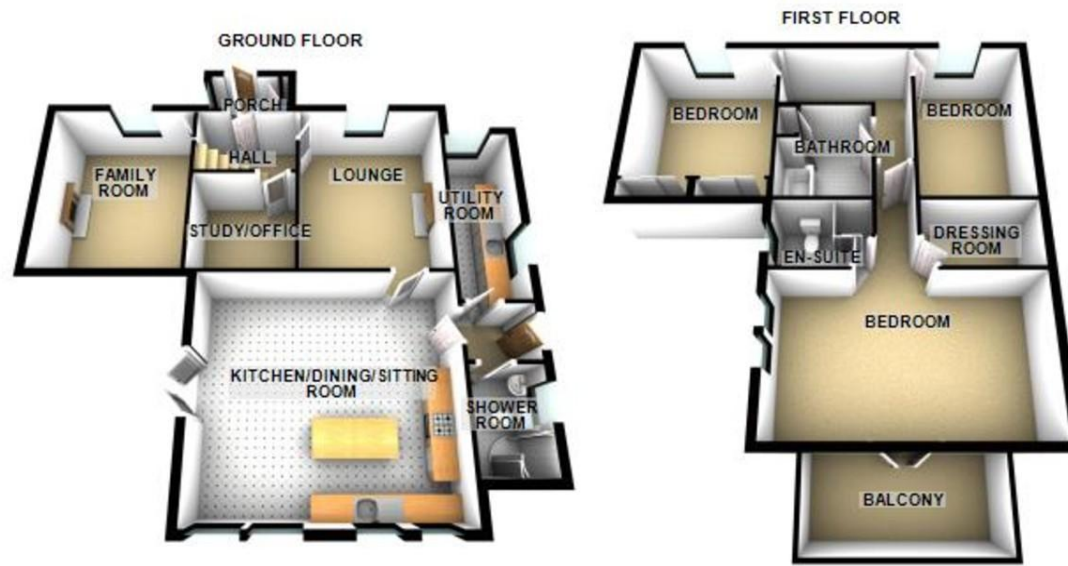
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans





Property Room sizes

DINING KITCHEN

21' 6" x 20' 6" (6.55m x 6.25m)

UTILITY ROOM

16' 10" x 5' 4" (5.13m x 1.63m)

SHOWER ROOM

8' 5" x 6' 8" (2.57m x 2.03m)

LOUNGE

14' 11" x 12' 9" (4.55m x 3.89m)

SITTING ROOM

15' 4" x 11' 6" (4.67m x 3.51m)

BEDROOM

21' 7" x 14' 3" (6.58m x 4.34m)

ENSUITE

7' 3" x 6' 10" (2.21m x 2.08m)

BATHROOM

9' 5" x 7' 10" (2.87m x 2.39m)

BEDROOM

15' 8" x 9' 7" (4.78m x 2.92m)

BEDROOM

11' 5" x 12' 9" (3.48m x 3.89m)

BEDROOM/OFFICE

9' 4" x 7' 6" (2.84m x 2.29m)

ENTRANCE VESTIBULE

6' 3" x 5' 2" (1.91m x 1.57m)

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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TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE TELEPHONE YOUR LOCAL BRANCH BELOW:

63 – 65 George Street, Perth 01738 44 43 42

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

Email sales@nexthomeonline.co.uk

For more information about Next Home and our services please visit www.nexthomeonline.co.uk

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