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Dalnashee Lodge, Blacklunans, Blairgowrie, PH10 7LL

Offers Over £385,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

Dalnashee Lodge, Blacklunans, Blairgowrie, PH10
7LL

Many thanks for your interest with Dalnashee Lodge, Blacklunans, Blairgowrie, PH10 7LL.

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 ideally located for those who enjoy the great outdoors with scenic walks, trails, hiking and biking options and for those who enjoy winter sports as it is just a 15 minute drive from Glenshee, Scotland's largest ski centre. Blairgowrie is the nearest town and is just a 20 minute drive away.

It is a thriving town with the High Street being the focal point having a variety of local shops including a butcher, book shop, antique and local craft and gift shops together with well-known department stores and supermarkets.

There is both primary and secondary schooling within the town. Blairgowrie also boasts its own championship golf course at Rosemount, which is considered one of the best courses in Scotland.

There is also a Primary school in the nearby village of Kirkmichael.



Property Summary

A rare opportunity to purchase this bespoke Linear Modular Detached Bungalow offering spacious and versatile accommodation situated within a sizeable rural plot extending to approximately 1.8 acres.

The quirky building truly is a Grand Design and offers magnificent panoramic countryside views.

The bright accommodation comprises entrance hall; open plan living/dining/kitchen with large picture window offering uninterrupted views and wood burning stove together with slimline dishwasher, Smeg fridge/freezer and Belling cooker; Large shower room with white suite; 3 Double Bedrooms, the principal having an en-suite shower room and all having storage facilities; utility room and box room.

There is electric panel heating and double glazing throughout. Water is via a private supply and drainage is via a septic tank.

The property is still to be fully completed and a Sedum roof can be added if preferred. There is also planning permission for the erection of 2 holiday units on the grounds.



Key property features

- ✓ Bespoke Modular Bungalow
- ✓ Rare to the market
- ✓ Set within 1.8 acres of land
- ✓ Magnificent open countryside views
- ✓ Open plan Living Space
- ✓ 3 Double Bedrooms
- ✓ Shower Room and En-suite Shower Room
- ✓ Utility Room and Office/Study
- ✓ Planning for 2 holiday units
- ✓ Quiet Location and Beautiful walks









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An aerial photograph of a residential neighborhood, showing rows of houses with red brick walls and grey roofs. The image is overlaid with a semi-transparent blue filter. The houses are arranged in a grid-like pattern, with some featuring rear gardens and garages. The overall scene is a typical suburban housing estate.

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

LOUNGE/DINING/KITCHEN

23' 0" x 21' 0" (7.01m x 6.4m)

BEDROOM

18' 6" x 12' 0" (5.64m x 3.66m)

EN-SUITE SHOWER ROOM

11' 8" x 6' 5" (3.56m x 1.96m)

BEDROOM

12' 5" x 12' 8" (3.78m x 3.86m)

BEDROOM

12' 0" x 11' 10" (3.66m x 3.61m)

SHOWER ROOM

9' 8" x 7' 5" (2.95m x 2.26m)

UTILITY ROOM

9' 4" x 6' 10" (2.84m x 2.08m)

STUDY

11' 4" x 7' 8 (W)" (3.45m x 2.34m)



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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

The only Perthshire estate agent available 7 days until 9pm

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