

Buying with **Next Home**

Dalnashee Lodge, Blacklunans, Blairgowrie, PH10 7LL

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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







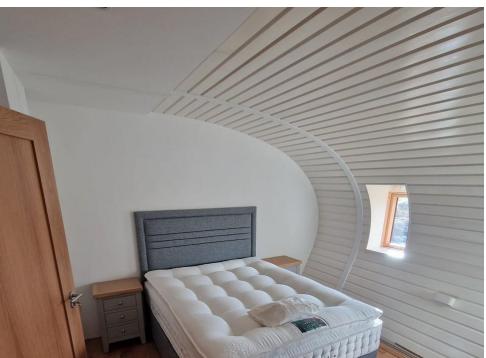
















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Floorplans



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)

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 roomsizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, fumiture etc.



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