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Glendarroch

North Street
Burrelton
PH13 9PB

Offers over
£289,995





This well-presented detached family villa offers comfortable village living within the popular village of Burrelton. The property is ideally located for commuting, with easy access to Perth, Dundee and Forfar, while Edinburgh is just over an hour away by car.

The village benefits from its own primary school, with secondary schooling available in nearby Blairgowrie or Perth.

The bright and spacious accommodation is arranged over two floors and comprises: a large lounge, dining room, modern kitchen, downstairs shower room, four double bedrooms and a family bathroom. The property further benefits from gas central heating and new double-glazed windows, which remain under guarantee.

Externally, the property enjoys a generous, fully enclosed garden, mainly to the side and rear. The garden is primarily laid to lawn and features a patio area, established borders, trees and shrubs, two garden sheds and a summer house. A rear door provides access via a decking ramp; however, the original steps remain beneath and could be easily reinstated if desired.

A driveway offers off-street parking for several vehicles.

Included in the sale:

All appliances, white goods, floor coverings and blinds.

Early viewing is highly recommended to fully appreciate the location, views and generous size of this attractive family home.

Lounge 5.47m x 3.59m (17'11" x 11'9")

Kitchen 3.92m x 3.58m (12'10" x 11'9")

Dining Room 3.59m x 2.68m (11'9" x 8'10")

Shower Room 2.47m x 1.77m (8'1" x 5'10")

Bedroom One 4.07m x 4.04m (13'4" x 13'3")

Bedroom Two 4.05m x 4.02m (13'3" x 13'2")

Bedroom Three 4.01m x 2.97m (13'2" x 9'9")

Bedroom Four 3.57m x 2.99m (11'9" x 9'10")



- 4 bedrooms
- Kitchen
- Dining Room
- Shower Room
- GCH & DG
- Bathroom
- Driveway
- Close To Public Transport
- EPC Rating - C
- Council Tax - E









Directions: On entering Burrelton from Perth direction, continue through the village and take the second road on the left into School Road. Continue along to the junction with North Street and turn right. The property is the last house on the right and can be identified by our for-sale board.



Viewing Arrangements:
Contact the sole selling agent by telephoning 01250-870006 to arrange an appointment.



IMPORTANT NOTE

These particulars have been carefully prepared for the guidance of prospective purchasers but their accuracy is not guaranteed. The measurements stated are based on an electronic measuring device and a slight margin of error is possible. Where precise room measurements are essential, prospective purchasers should check such measurements prior to submission of an offer.

Any detail of these particulars can be clarified prior to viewing particularly for those travelling a significant distance.

Only prospective purchasers who have noted an interest through a Scottish solicitor will be advised of any closing date for offers.

CONTACT DETAILS

property@hodge
33 Wellmeadow
Blairgowrie
PH10 6AS

Phone: 01250 870006
Email: property@hodgesolicitors.co.uk
www.hodgesolicitors.co.uk