

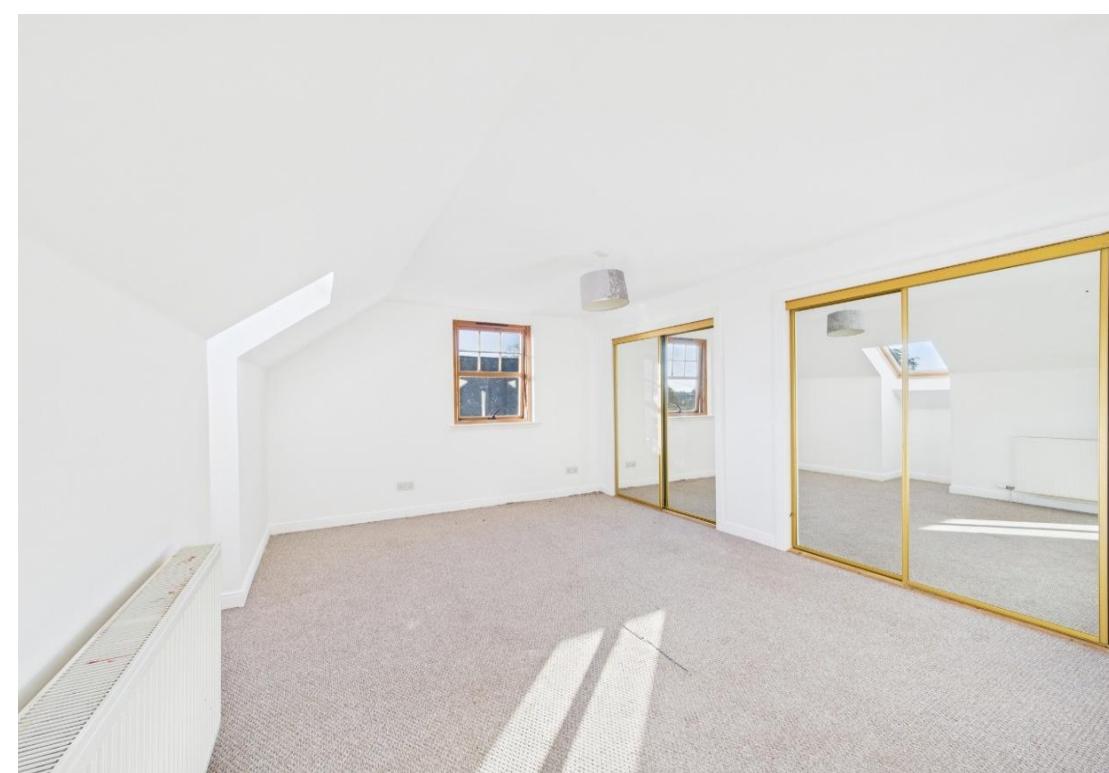
property@hodge



Iona  
Kinloch  
Blairgowrie  
PH10 6SD

Offers over  
£249,995





Situated approximately three miles from Blairgowrie within the rural hamlet of Kinloch, this bright large family home extends to approximately 210sqm across two levels with six bedrooms (4 en suite), kitchen diner, utility room, large lounge and family bathroom. The property is mid renovation and is a work in progress.

There is oil heating throughout and double glazing. Externally the property has off street parking for several cars, and the ground has potential to be a lovely manageable garden with some work.

Early viewing is recommended to appreciate the location and space this property has to offer.

**Lounge** 5.91m x 4.53m (19'5" x 14'10")

**Kitchen Dining** 5.88m x 3.04m (19'3" x 9'12")

**Utility Room** 3.34m x 2.03m (10'11" x 6'8")

**Bedroom One** 6.59m x 3.24m (21'7" x 10'8")

**En Suite One Bathroom** 2.32m x 1.68m (7'7" x 5'6")

**Bedroom Two** 6.56m x 3.22m (21'6" x 10'7")

**En Suite Two Bathroom** 2.32m x 1.69m (7'7" x 5'7")

**Bedroom Three** 4.97m x 3.28m (16'4" x 10'9")

**En Suite Three Bathroom** 2.32m x 1.67m (7'7" x 5'6")

**Bedroom Four** 3.74m x 3.01m (12'3" x 9'11")

**En Suite Four Shower Room** 2.71m x 2.04m (8'11" x 6'8")

**Family Bathroom** 3.77m x 2.29m (12'4" x 7'6")

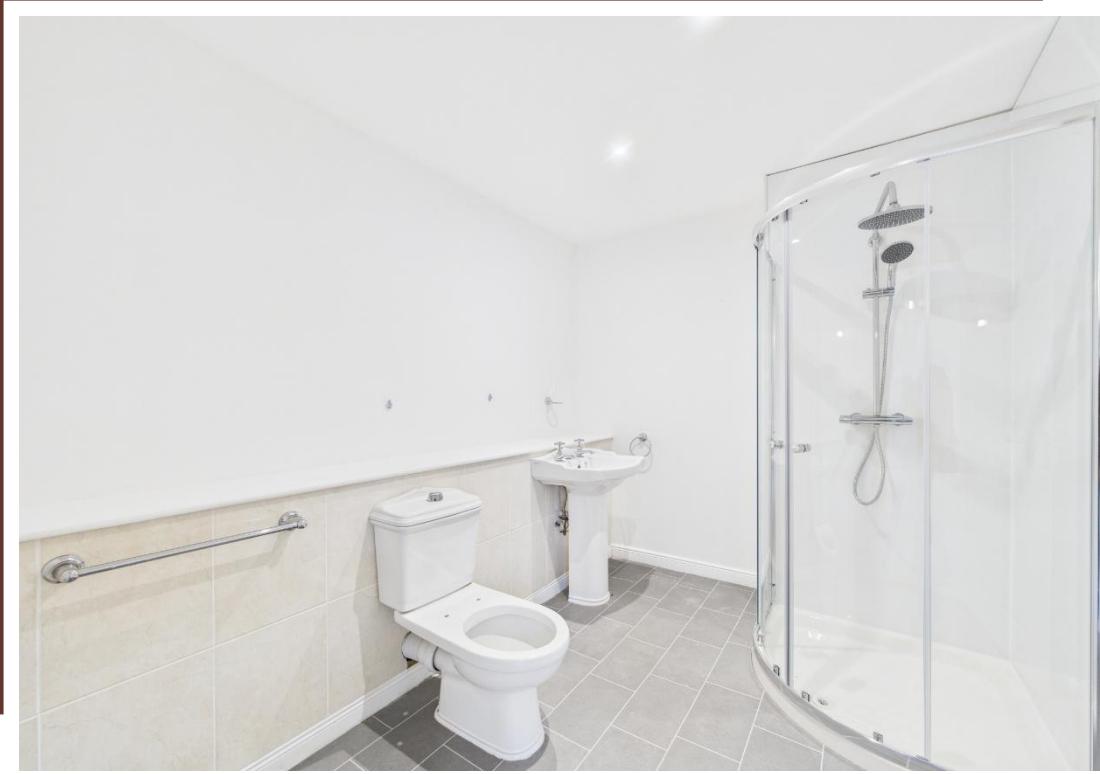
**Bedroom Five** 3.77m x 3.28m (12'4" x 10'9")

**Bedroom Six** 3.38m x 3.25m (11'1" x 10'8")

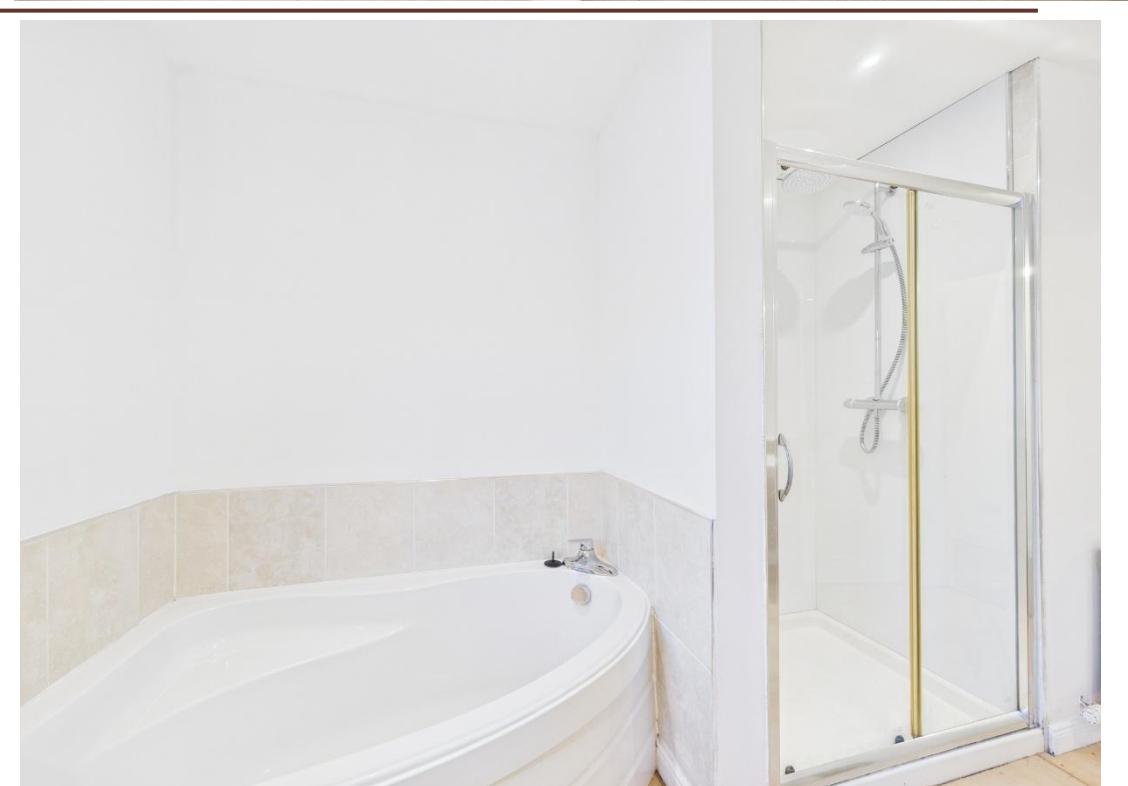


- 6 Bedrooms
- Family Bathroom
- 4 x En Suites
- Full DG
- Lounge
- Dining Kitchen
- Utility Room
- Oil Heating
- Council Tax Band G
- EPC Rating - C

6x 5x 1x

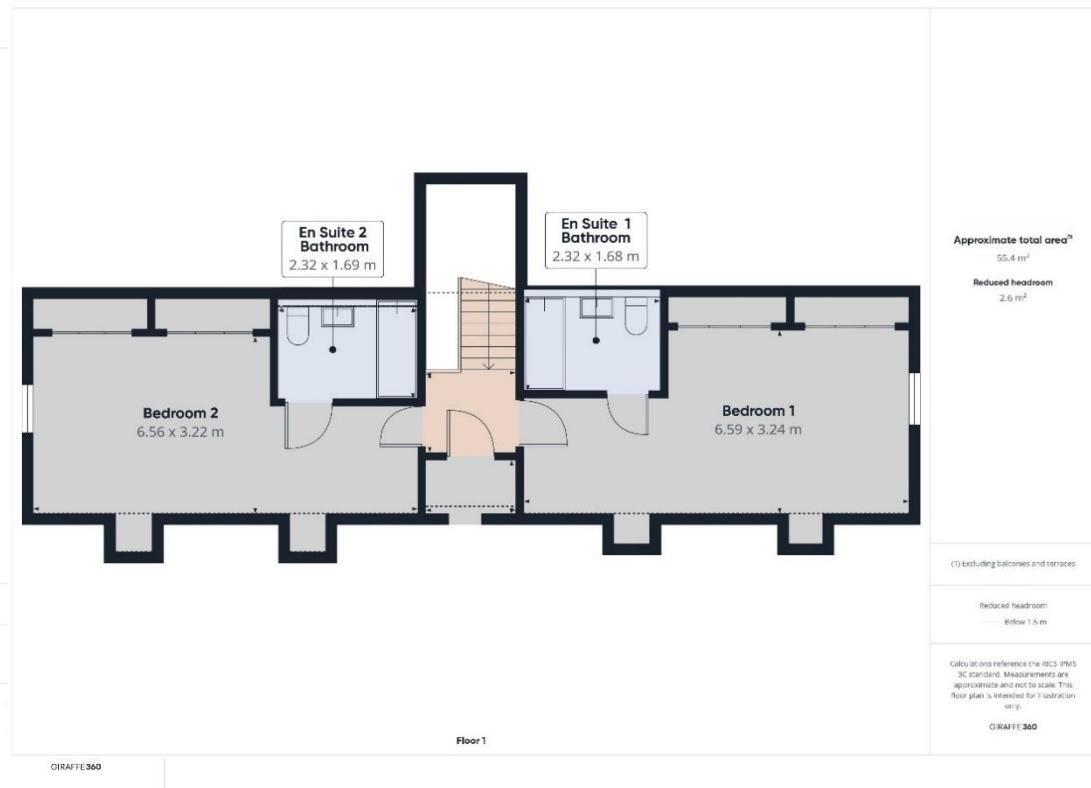






**Directions:** Leaving from Blairgowrie on the A923 Dunkeld Road, continue ahead for approximately three miles. On reaching Kinloch, travel through the hamlet and take the third road on the right where the property can be found on the left and identified by our for sale board.

**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