



Inverbashie Bothy , Blairgowrie, PH13 9JL
Offers over £205,000





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- Detached rural property
- Open-plan kitchen/living room
- Additional separate living room
- Fibre broadband available
- Useful outbuildings
- One double bedroom
- Wood-burning stove in kitchen/living area
- Modern bathroom with shower
- Gravel driveway with ample parking
- Open countryside views

Inverbashie Bothy is a charming and characterful rural home, set within a peaceful countryside location near the village of Kettins. Surrounded by open farmland and enjoying generous garden grounds, the property offers privacy, space, and a truly idyllic rural lifestyle, while still benefiting from modern connectivity including fibre broadband.

The accommodation centres around a spacious open-plan kitchen and living area, which forms the heart of the home. This welcoming space features a wood-burning stove, creating a warm and cosy focal point ideal for both everyday living and entertaining. The kitchen offers ample worktop and storage space, with room for dining and direct access to the surrounding garden, allowing natural light to flood the room. The master double bedroom enjoys a peaceful outlook, along with a modern bathroom fitted with a shower. The second bedroom provides flexible accommodation and could be used as a snug, home office, or occasional guest space if required.

Externally, Inverbashie Bothy sits within generous garden grounds, with lawned areas, mature planting, and open countryside views. A gravel driveway provides ample off-street parking, while useful outbuildings offer excellent storage or workshop potential. This delightful property would suit those seeking a permanent rural home, holiday retreat, or countryside escape.



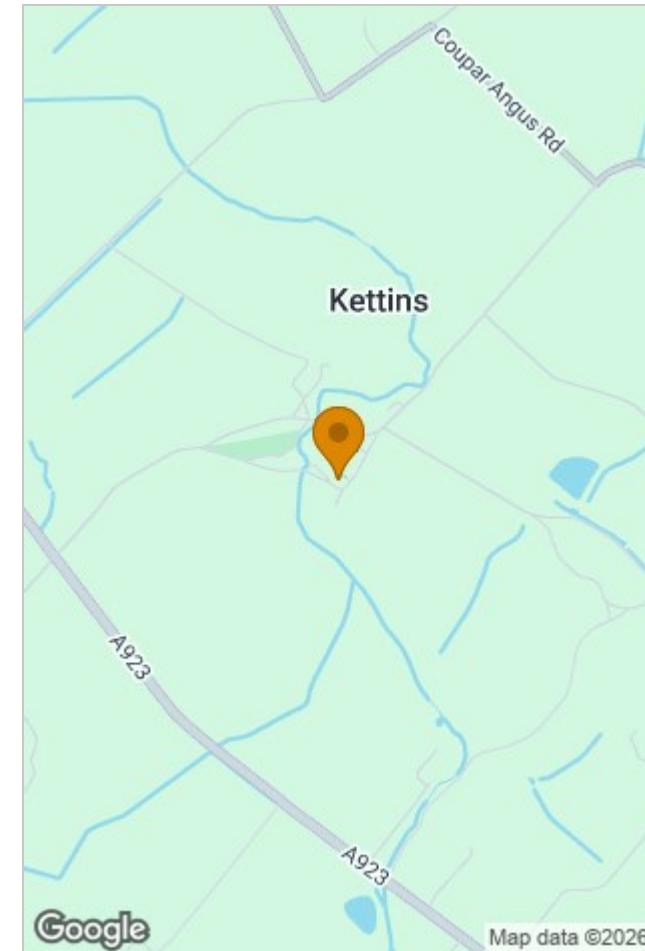
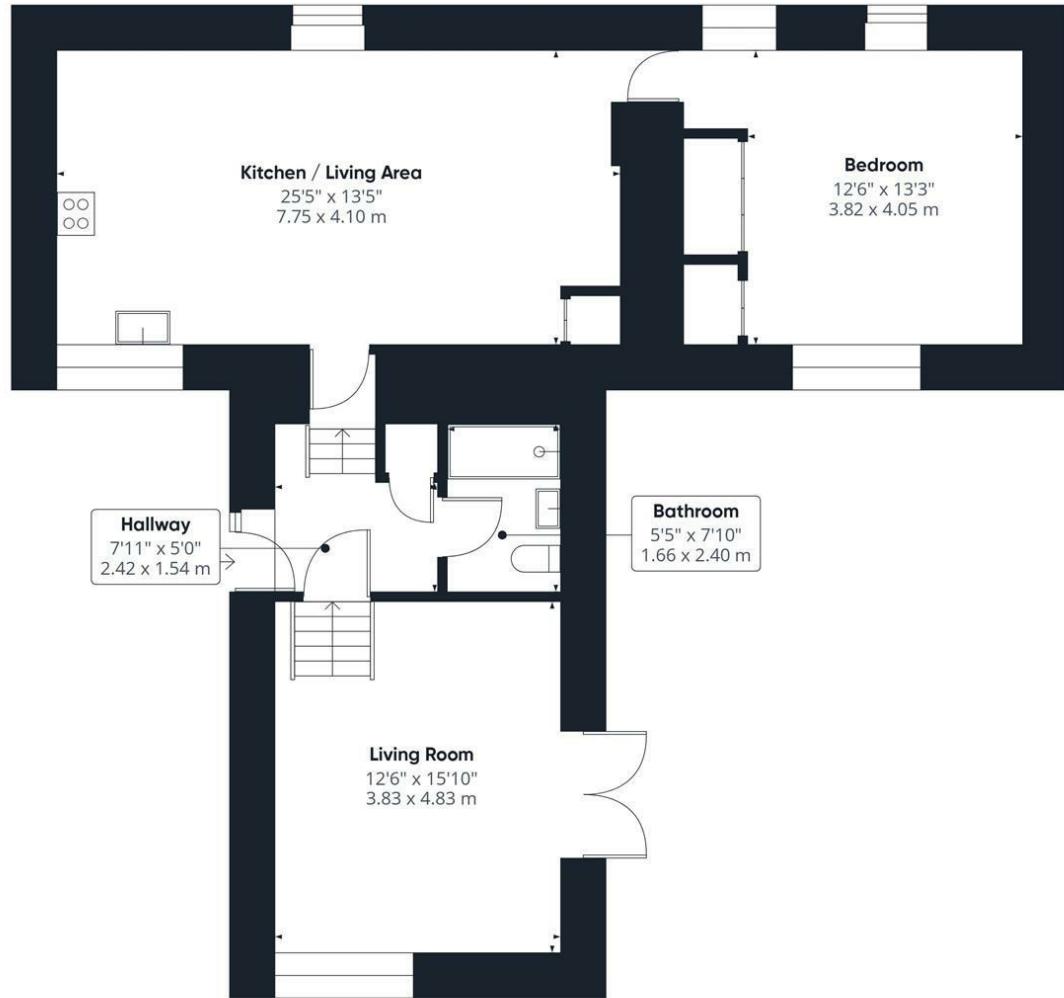


Location

Inverbashie Bothy is situated near the desirable village of Kettins, just a short drive from Blairgowrie. Blairgowrie offers a wide range of amenities including shops, cafés, schools, and healthcare facilities. The surrounding area is renowned for its scenic countryside, woodland walks, and outdoor pursuits, with easy access to the Cateran Trail and the Angus Glens. Blairgowrie provides convenient transport links to Perth and Dundee, making this an excellent location for those seeking peaceful rural living while remaining well connected to larger towns.







Viewing

Please contact our Perth Office on 01738 260 035

if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	81	
	31	
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	88	
	69	
Scotland	EU Directive 2002/91/EC	

