

Ballo View Bendochy Blairgowrie, PH13 9HU



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- Impressive detached country home
- Four spacious upstairs bedrooms
- Flexible fifth bedroom/sitting room
- Large dining kitchen/family room
- Contemporary kitchen with island
- Generous light-filled living room
- Multiple bathrooms and ground-floor WC
- Separate utility room
- Landscaped gardens with countryside views
- Extensive parking and detached garage

Ballo View is a unique and most impressive detached country home offering exceptionally spacious and flexible accommodation, beautifully presented interiors and an outstanding outlook across the surrounding countryside.

At the heart of the ground floor is the substantial dining kitchen and family area, fitted with sleek contemporary units and a large central island with seating. Alongside this, the generous living room is flooded with natural light through extensive glazing, framing the open outlook and creating a strong connection with the garden. A separate sitting room, which could also serve as a fifth bedroom, adds further flexibility, while a utility room, shower room and separate WC complete the ground-floor accommodation. Upstairs are four well-proportioned bedrooms, complemented by multiple en-suite facilities and excellent storage/dressing areas. Outside, the house is approached across an extensive gravelled frontage providing ample parking and access to a substantial detached garage which could offer potential for conversion into a separate dwelling or guest accommodation. The beautifully established garden ground features lawns, colourful planted borders and a broad paved terrace, all positioned to make the most of the attractive rural outlook. A superb home combining space, flexibility and contemporary design within a peaceful Perthshire setting.

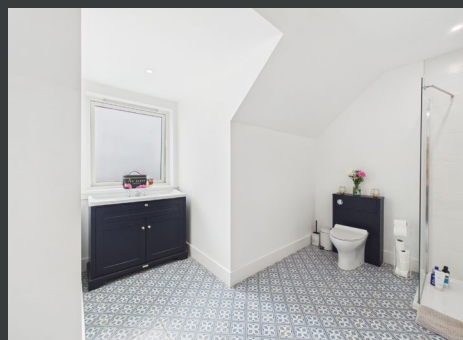
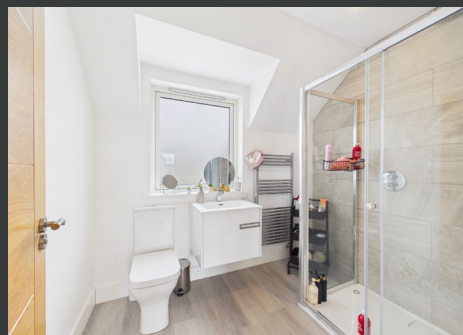




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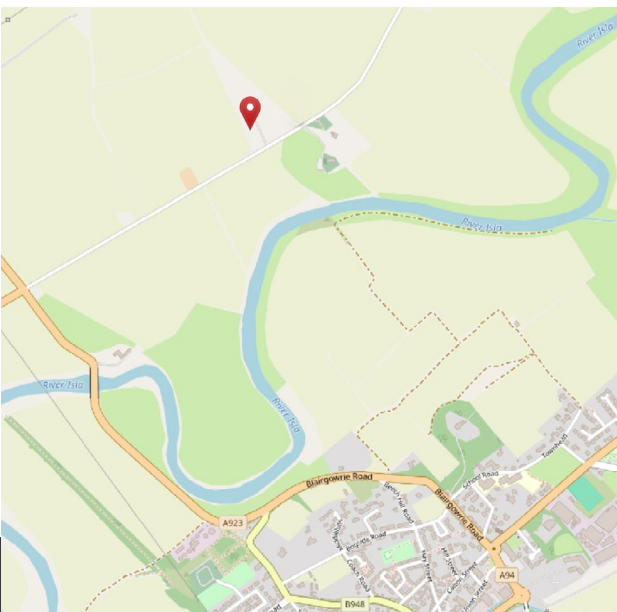






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LOCATION

Ballo View enjoys a peaceful rural position at Bendochy, surrounded by the attractive Perthshire countryside while remaining within convenient reach of Blairgowrie and Coupar Angus. Blairgowrie provides a wide range of shops, supermarkets, cafés, leisure facilities and other everyday amenities, with further services available in Coupar Angus. Perth and Dundee are also accessible for a broader range of shopping, employment and transport connections. The surrounding area is particularly appealing for those who enjoy the outdoors, with scenic countryside, walking routes and numerous opportunities to explore rural Perthshire close at hand.



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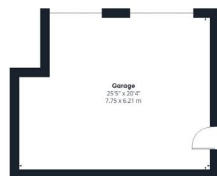
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All Measurements are Approximate Measurements are approximate. Not to Scale. For Illustrative purposes only.



Approximate total area⁽¹⁾
3624 ft²
336.6 m²

Reduced headroom
11 ft²
1 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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