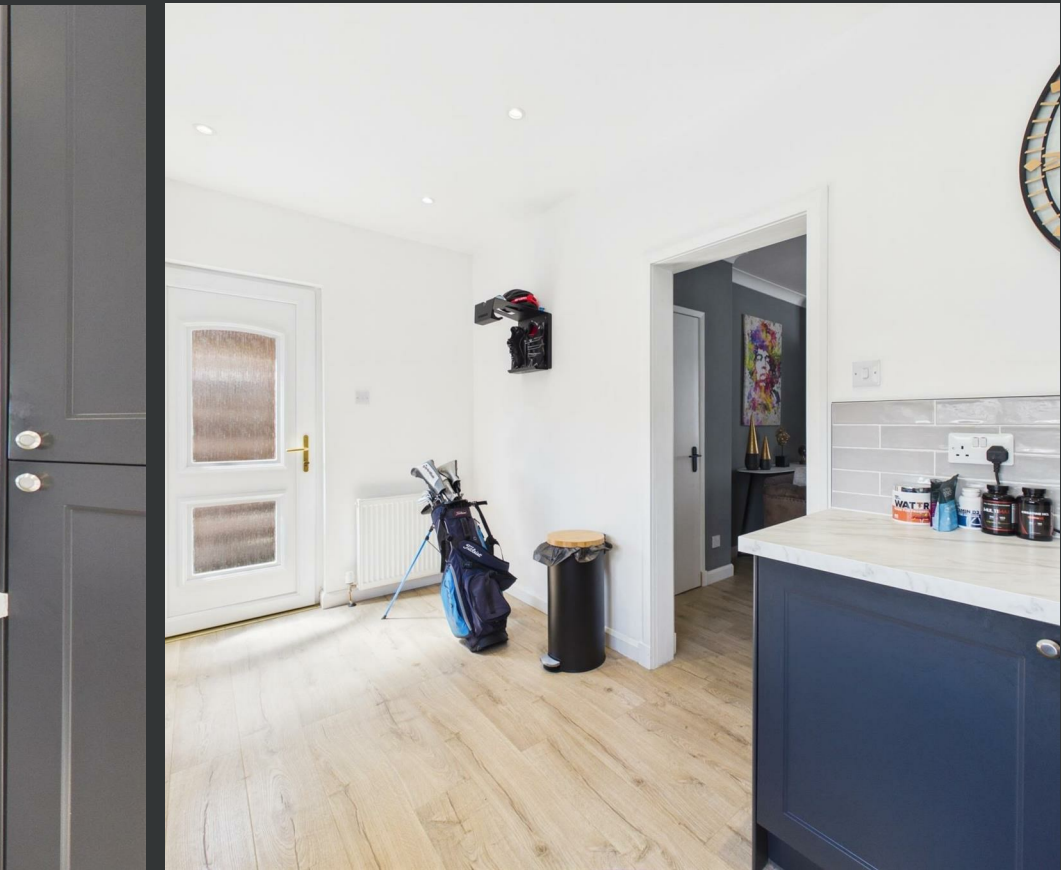
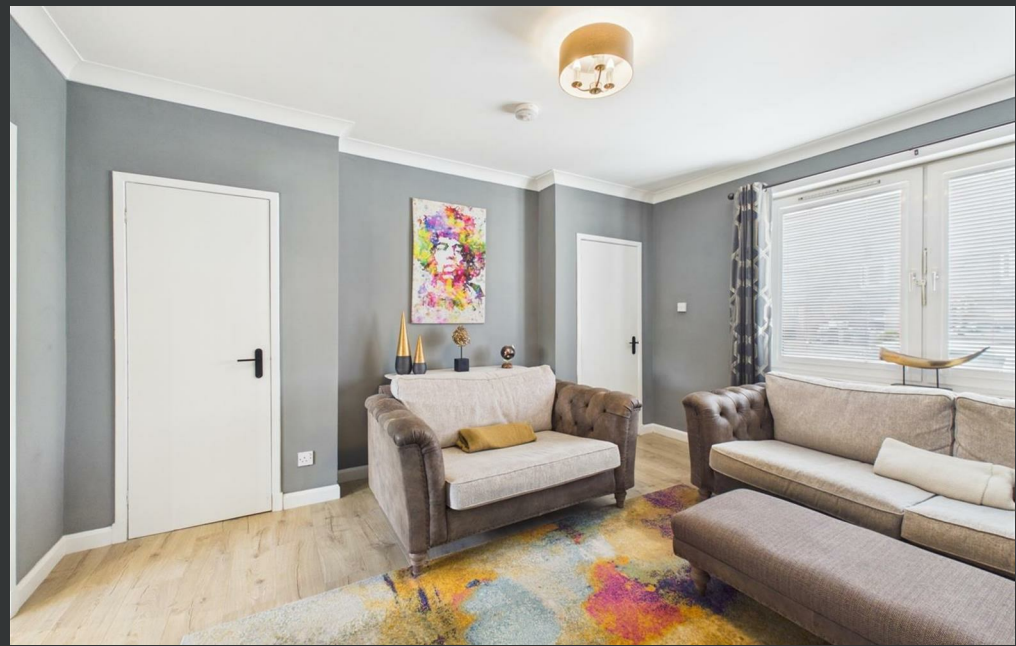
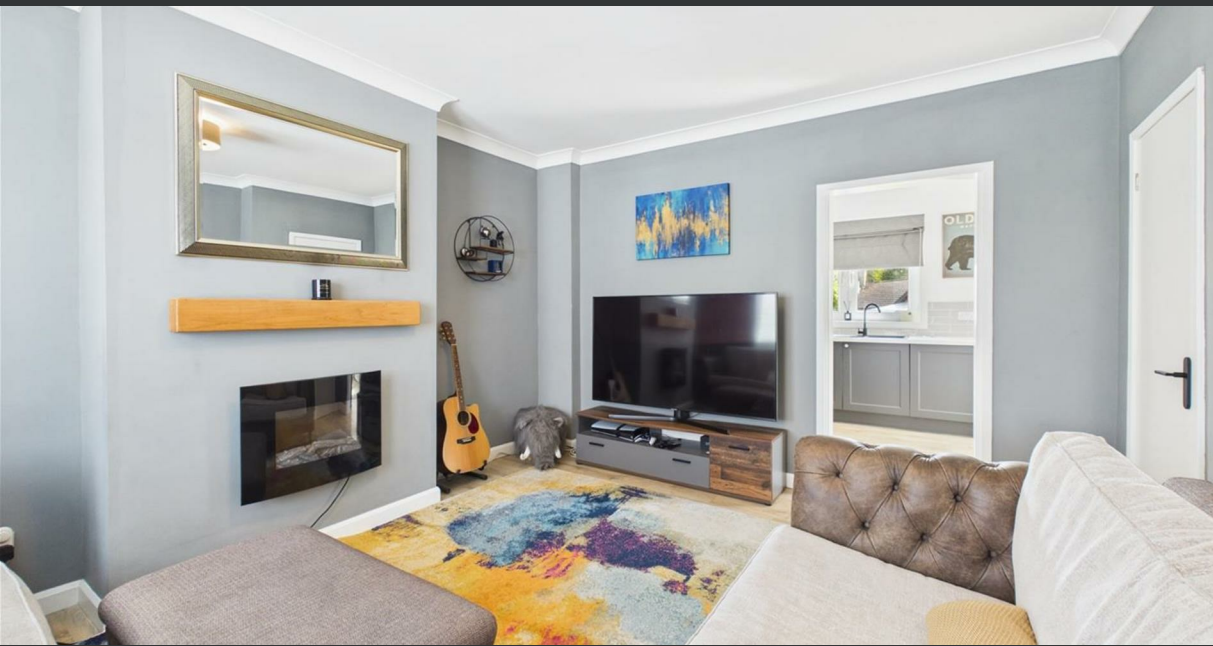




3 Orchard Bank North Street, Burrelton, PH13 9PA
Offers over £172,500



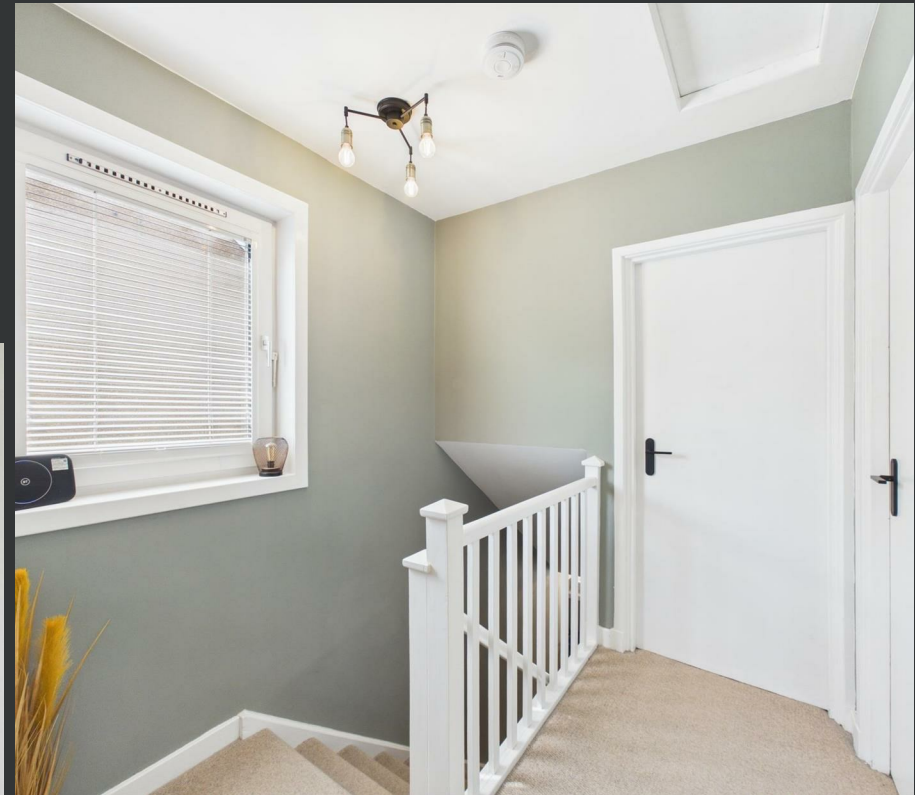
3 Orchard Bank North Street Burrelton, PH13 9PA

- Two-bedroom semi-detached home
- Bright and spacious living room
- Immaculately presented throughout
- Enclosed low-maintenance garden
- Double glazing and modern décor
- Stylish modern kitchen
- Contemporary shower room
- Generous gravel driveway
- Timber garden shed
- Convenient village location

Situated within the popular Perthshire village of Burrelton, 3 Orchard Bank is a stylish and immaculately presented two-bedroom semi-detached home offering modern accommodation ideally suited to first-time buyers, small families, or those looking to downsize.

The property has been tastefully upgraded throughout and enjoys a bright and contemporary interior. The welcoming living room provides an excellent space to relax and entertain, complemented by attractive décor and a modern feature fireplace. To the rear, the beautifully fitted kitchen offers generous worktop and storage space with direct access to the garden. Upstairs, there are two well-proportioned double bedrooms, both presented in excellent condition, along with a stylish modern shower room finished with quality fittings and contemporary tiling. Externally, the property benefits from a large gravel driveway providing ample off-street parking to the front. The enclosed rear garden has been designed for low maintenance and includes artificial lawn, patio pathways, raised planting areas, and a useful timber shed. Combining modern finishes with practical living space, this attractive home is ready to move into and enjoys a convenient village location with excellent transport links to nearby Blairgowrie, Perth, and Dundee.

Offers over £172,500





Location

3 Orchard Bank is located within the well-regarded village of Burrelton, a peaceful Perthshire community ideally positioned for commuting to Blairgowrie, Perth, and Dundee. The village offers a range of everyday amenities including local shops, a primary school, café, and community facilities, while further services and larger supermarkets can be found nearby. Surrounded by attractive countryside, Burrelton is well suited to those who enjoy outdoor pursuits including walking, cycling, and fishing. Excellent road links provide convenient access to surrounding towns and cities, making the village popular with commuters seeking a quieter lifestyle while remaining well connected to major employment and leisure centres across the region.







Ground floor



Floor 1

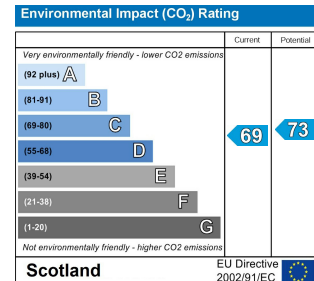
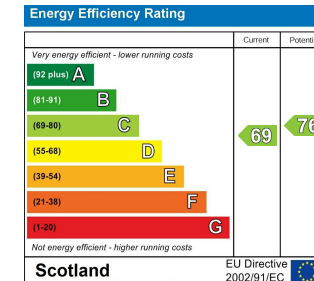
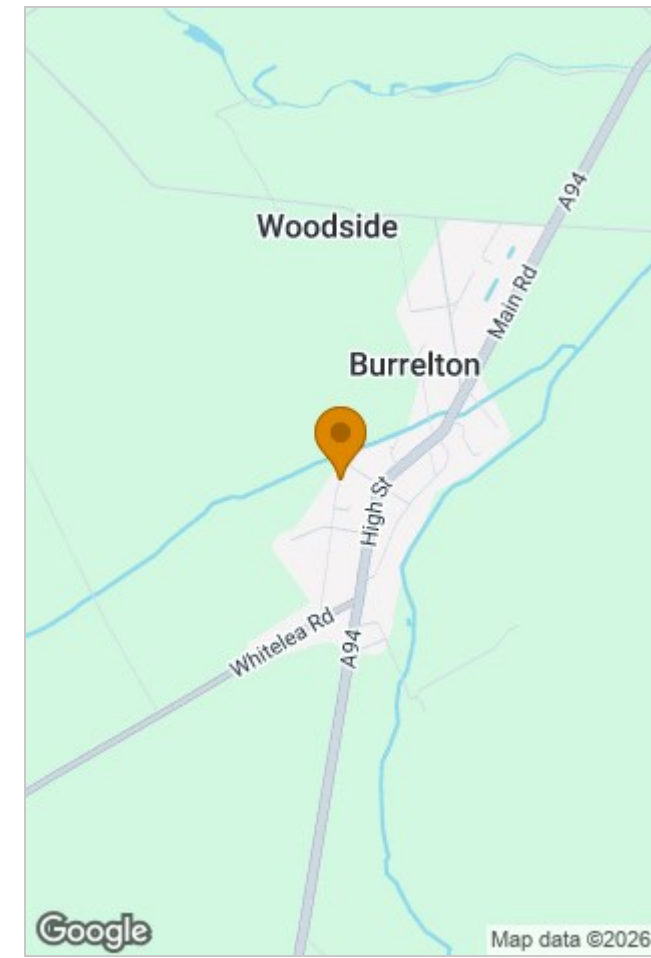


Approximate total area⁽¹⁾
729 ft²
67.7 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



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.

