

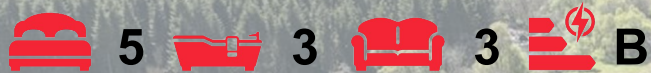


**Premier
Properties**
Perth



Blackwater Lodge , Blairgowrie, PH10 7LH

Offers Over £625,000



Blackwater Lodge perfectly blends contemporary comfort with idyllic rural living, offering spacious and versatile accommodation across two levels. The ground floor welcomes you with a bright and inviting entrance hall, leading to a generously sized living room, a stylish family room with a wood-burning stove, a modern open-plan kitchen and dining area with adjoining utility room, a W.C., and an additional versatile family room.

On the first floor, you'll find four well-proportioned double bedrooms—two with en-suite bathrooms—as well as a family bathroom. Bedroom 5 is an additional double bedroom which could be utilised as a study, boasting breathtaking views of the surrounding countryside.

The property benefits from double glazing, oil-fired central heating, and underfloor heating upstairs and downstairs along with solar panels.

Set within an expansive 8-acre plot, Blackwater Lodge is a true haven for equestrian enthusiasts, featuring two large sheds one of which incorporates well maintained stables and a dedicated riding arena. Ample off-street parking is available via a spacious driveway accommodating multiple vehicles, while a triple garage—with power and lighting—offers further parking or space for a workshop. The garage has a fully floored attic and could be converted subject to planning.

Surrounding the main house is a beautifully maintained wraparound garden, predominantly laid to lawn and enhanced by a raised decked area and charming summer house—perfect for relaxing and entertaining during the warmer months. A main feature of the property is a boundary river which provides access to excellent trout fishing opportunities.

Nestled at the gateway to the Scottish Highlands, Bridge of Cally is a picturesque village located in the heart of Perthshire. Surrounded by stunning countryside, rolling hills, and tranquil rivers, the area is a paradise for outdoor enthusiasts, offering easy access to walking, cycling, fishing, and skiing in nearby Glenshee.

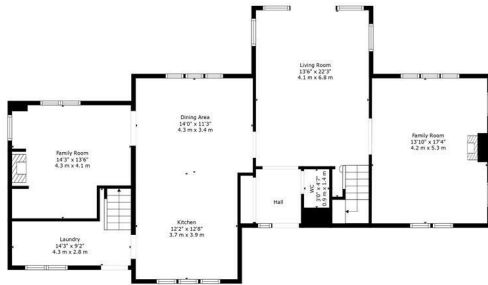
Despite its peaceful rural charm, Bridge of Cally is well connected—just a short drive from the market town of Blairgowrie, which offers a range of shops, cafes, restaurants, and essential amenities. The village itself has a welcoming community atmosphere and is home to a popular hotel, a post office, and local services.

Perfect for those seeking a balance of scenic seclusion and convenience, Bridge of Cally combines the best of country living with accessibility to larger towns and cities including Perth and Dundee.

- Attractive Views
- Desirable Area
- Garage & Workshop
- Large Driveway
- Paddock and riding arena
- 8 Acres



Floor 2



Floor 1

TOTAL: 2112 sq. ft, 196 m²
 FLOOR 1: 1200 sq. ft, 111 m², FLOOR 2: 912 sq. ft, 85 m²
 EXCLUDED AREAS: LOW CEILING: 52 sq. ft, 5 m², "": 61 sq. ft, 5 m², "": 6 sq. ft, 1 m²,
 "": 5 sq. ft, 0 m²

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A	85	99
(81-91) B			
(69-80) C			
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A	81	94
(81-91) B			
(69-80) C			
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	



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