



**Premier
Properties**
Perth



Inverbashie Farmhouse , Blairgowrie, PH13 9JT

Offers Over £639,950



Step inside and be greeted by a welcoming entrance hall that sets the tone for the exceptional standard throughout. The heart of the home is a stunning modern kitchen, complete with an island and integrated AEG appliances, seamlessly blending functionality with contemporary design. Two generously proportioned reception rooms, each adorned with a cozy wood-burning stove, provide ample space for relaxation and entertaining guests.

Upstairs, discover three luxurious double bedrooms, each boasting an ensuite bathroom for ultimate privacy and convenience. Two additional versatile rooms offer flexibility, ideal for home offices, snug spaces, or guest accommodation to suit your lifestyle. The property also boasts high speed satellite internet access.

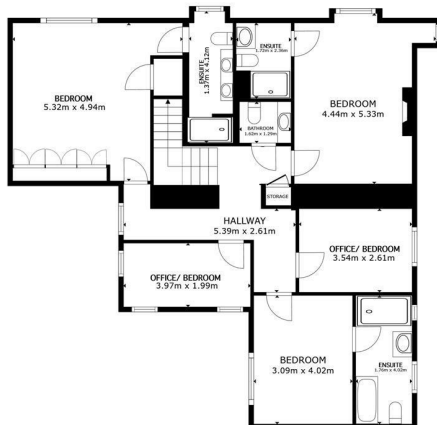
Beyond the house, Inverbashie Farmhouse boasts a generous plot (1.7 acres) with lush lawns and incorporates a small area of woodland, offering ample space for outdoor activities. Retreat to the charming summer house with its delightful decked area, where you can savor breathtaking countryside views and unwind in peace.

Convenient off-road parking which is accessed via electric gates ensures easy access and security, while the idyllic setting provides a perfect balance of tranquillity and functionality.

Inverbashie Farmhouse presents a rare opportunity to experience the country lifestyle with amenities on your doorstep.



Schedule a viewing today to fully appreciate the exceptional quality and undeniable charm of this remarkable property.

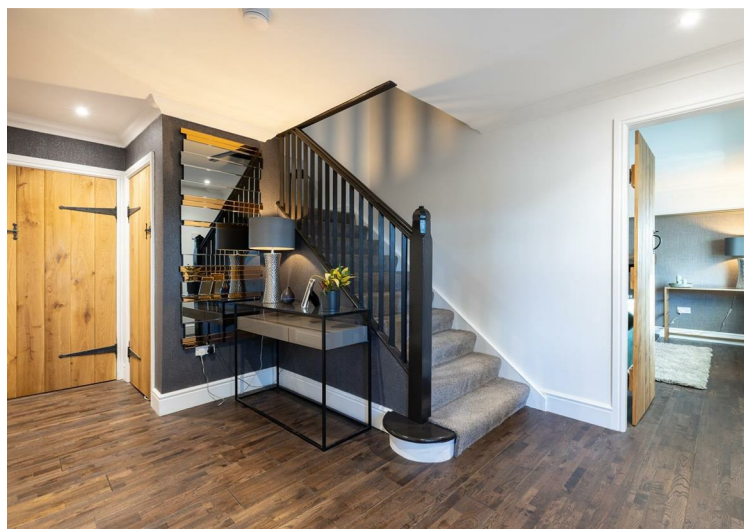
- 5 Bedroom Detached Farmhouse
- Immaculately Presented
- Modern luxury and traditional charm
- Countryside View
- Rare to the market
- 2 Receptions
- 3 Bathrooms
- 1.7 Acres



GROSS INTERNAL AREA
FLOOR 1 115.6 m² FLOOR 2 116.5 m²
TOTAL : 232.1 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	87	51	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	82	46
<p>Scotland</p> <p>EU Directive 2002/91/EC</p>			<p>Scotland</p> <p>EU Directive 2002/91/EC</p>		



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.