



**Premier
Properties**
Perth



Cherry Tree House , Blairgowrie, PH13 9LJ

Offers Over £420,000



Upon entry, you're welcomed by a bright and spacious hallway, enhanced by a large feature window that fills the space with natural light. The heart of the home is the impressive open-plan kitchen and dining area – perfect for entertaining, with generous storage and a seamless flow into the adjoining utility room, which provides direct access to the rear garden. The separate lounge is a spacious and inviting retreat, featuring sliding French doors that open onto the rear garden – ideal for indoor-outdoor living.

The property boasts four generously sized double bedrooms, including a principal bedroom with a modern en suite shower room. A contemporary family bathroom serves the remaining bedrooms.

Externally, the property offers ample off-street parking to the front. The rear garden is laid to lawn and includes a raised decking area, creating the perfect space to unwind or entertain during the warmer months.

Additional features include oil-fired central heating and double-glazed windows throughout for year-round comfort and efficiency.

- 4 Bedrooms
- 2 Bathrooms
- Double Glazing
- Off Street Parking
- Oil Heating
- Private Garden



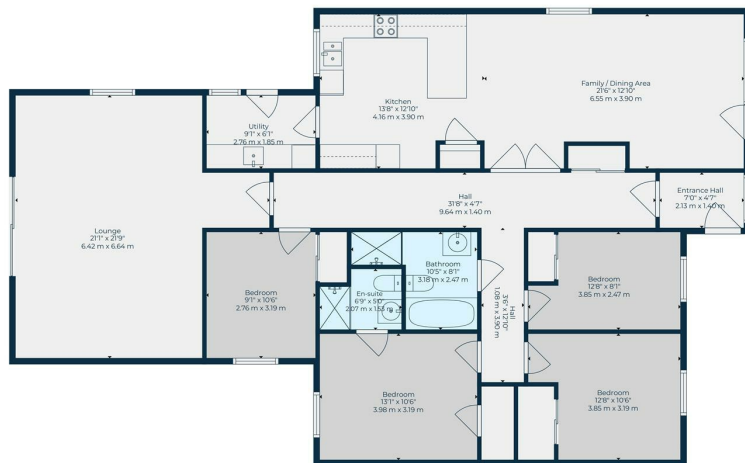


Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(38-54)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



Cherry Tree House, Coupar Angus, PH13 9LJ

TOTAL: 1746 sq. ft. 162 m²
FLOOR 1: 1746 sq. ft. 162 m²
All Measurements Are Approximate And For Display Purposes Only



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 firms employment has the authority to make or give any representation or warranty in respect of the property.