

Simple Approach



**6. Keillor Steadings, Blairgowrie**

**PH13 9FT**

**Offers over £282,000**

## 6. Keillor Steadings, Blairgowrie, PH13 9FT

Simple Approach are delighted to welcome this immaculately presented, detached house in Keillor Steadings to the Perthshire market. Just a few miles from the idyllic hamlet of Kettins near Blairgowrie this sizeable property is the ideal purchase for any growing family looking for a home with modern, tasteful decoration and high quality fixtures and finishings present throughout each generously-proportioned living space. Having been kept to a very high standard throughout this property is truly the perfect example of a home retaining its character with the benefits of being presented in pristine condition from the outset. This unique property offers stylish accommodation across two floors with the majority of the living space set across the ground floor, ideal for the mature buyer or those seeking easy living across one accessible level. This family home is a rare addition to the market and would be appreciated by those seeking the very best in quality and design, without compromising all of the benefits of a warm and welcoming property set on a great plot, boasting sought-after features such as a garage, ample off-street parking on the driveway and sizeable, beautifully maintained grounds to the front and rear which only viewing will confirm to the purchaser.

### Lounge

13'1" x 17'9" (4.01 x 5.42)

### Kitchen Open Plan Dining Room

12'2" x 19'10" (3.72 x 6.05)

### Utility Room

5'5" x 8'8" (1.67 x 2.66)

### Master Bedroom

12'3" x 10'7" (3.75 x 3.25)

### Downstairs WC

6'7" x 4'9" (2.02 x 1.46)

### Bedroom 2

10'9" x 9'2" (3.28 x 2.80)

### Bathroom

5'11" x 10'7" (1.82 x 3.24)

### Bedroom 3

11'1" x 7'4" (3.39 x 2.25)

### Bedroom 4

8'7" x 10'0" (2.63 x 3.07)

### Bedroom 5

10'7" x 11'1" (3.24 x 3.39)

### En-Suite

5'11" x 7'10" (1.82 x 2.41)

### External

#### Location

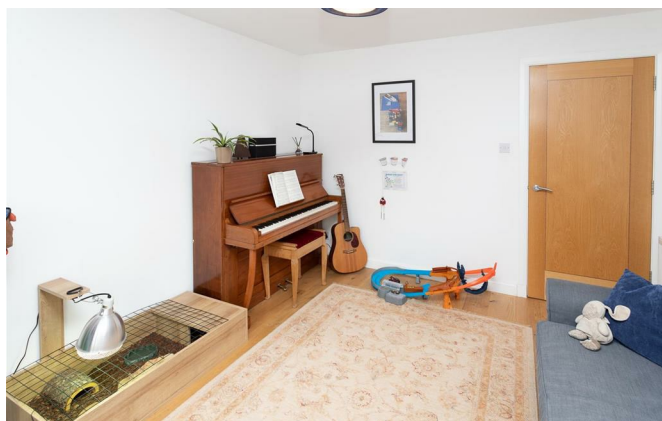
Keillor Steadings is just a small drive away from the Village of Kettins which is within easy reach of a variety of amenities such as large supermarkets, restaurants and a wide range of High Street shopping found in all directions, particularly towards the Town of Blairgowrie. This stunning countryside home is perfectly situated for those looking to be within close commuting distance to both Perth & Dundee, offering the purchaser all of the benefits of a countryside location without compromising modern and easy living and without falling off the beaten track. There is an abundance of local walks and woodland surrounding the Village, ideal for families and dog walkers to enjoy.



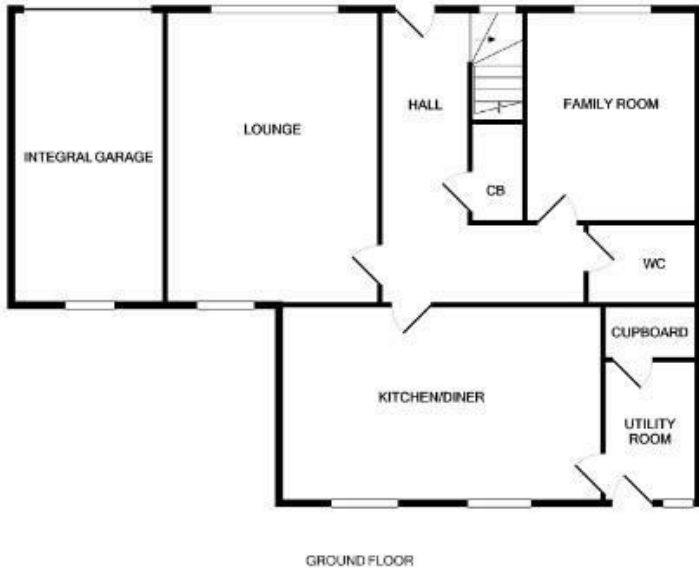
## 6. Keillor Steadings, Blairgowrie, PH13 9FT



- Immaculate Move In Family Home
- Amazing Views
- Driveway For Three Cars And A Single Garage
- Five Double Bedrooms
- Just A Small Drive Away From All Local Amenities
- Short Walk From The Ardler Tavern Great For Food/Drinks
- Great Sought After Location Just 2/3 Miles From Kettins
- Open Plan Modern Kitchen Area Great For Growing Families



# 6. Keillor Steadings, Blairgowrie, PH13 9FT



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>81</b>	<b>88</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>77</b>	<b>84</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>		EU Directive 2002/91/EC	