

Simple Approach



Hillview Newtyle Road, Blairgowrie
Angus PH13 9JJ

Offers over £269,950

Simple Approach are delighted to welcome this immaculately presented, stone-built detached house on Newtyle Road to the Perthshire market. Set in the heart of 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 refurbished entirely throughout in recent years this property is truly the perfect example of a home retaining its character and history 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. The fourth bedroom is the only room situated on the first floor, enjoying the elevated position above the garden grounds and offering stunning views across the surrounding Villages, fields and woodland. 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 generous plot, boasting sought-after features such as ample off-street parking and sizeable, beautifully maintained grounds to the front, side and rear, which only viewing will confirm to the purchaser.

Entrance Hall

23'10" x 3'10" (7.28m x 1.17m)

Lounge

11'7" x 14'9" (3.55m x 4.5m)

Dining Kitchen

15'8" x 10'6" (4.78m x 3.22m)

Dining Room

12'2" x 11'8" (3.71m x 3.56m)

Bedroom 1

11'9" x 13'6" (3.59m x 4.12m)

En-Suite

7'10" x 5'8" (2.39m x 1.73m)

Bedroom 2

15'3" x 10'10" (4.67m x 3.32m)

Bedroom 3

9'8" x 12'7" (2.95m x 3.85m)

Bathroom/Wet Room

7'1" x 8'6" (2.17m x 2.61m)

Bedroom 4 (First Floor)

12'7" x 10'0" (3.84m x 3.07m)

External

This property offers open countryside views to the rear and side of the property and very pretty views of the village green at the front. Set on a sizeable plot with good-sized gardens which are fully enclosed for children to enjoy, offering keen gardeners, families and those who like to entertain in the sunshine the perfect spot to take advantage of in the warmer months. There is also a private driveway leading up to the garage.

Location

The small Village of Kettins 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.

This property has also been recently registered as small-holding, therefore has a county parish holding number allowing livestock to be kept on the grounds if desired.





- Outstanding Detached Family Home
- New Double Glazing Installed in 2020
- Oil Central Heating
- Stone Built Cottage with Modern Interior
- Extensive Garden Grounds
- Private Driveway & Garage
- Recently Refurbished Throughout
- Idyllic Village Location with Easy Connections to Perth, Blairgowrie & Dundee

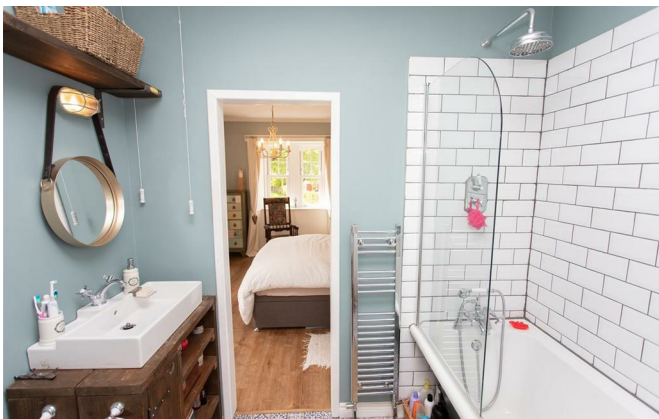




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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		49	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	